PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:34 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

<u>PRESENT</u>: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO, AND STEPHEN QUINN

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., EDWARD DICHTER - PLANNING & DEVELOPMENT DEPT., PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:34 P.M.

ITEM 13 – V-0053-02:

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has informed staff they will be requesting this item be withdrawn without prejudice. This item is no longer required as part of the overall application.

ITEM 15 – U-0061-02:

MR. CLAPSADDLE noted that the applicant has requested this item be withdrawn without prejudice.

ITEM 17 – VAC-0053-02:

MR. CLAPSADDLE explained that the applicant is not ready to move forward on this Vacation, since an Amendment to the Master Plan of Streets and Highways will be required. There will be a request at the regular meeting to table this item. It will be re-noticed at a future date.

ITEM 18 - VAC-0054-02:

MR. CLAPSADDLE said the applicant has requested this Vacation be held in abeyance to the 10/24/2002 Planning Commission meeting. Parking and the overall design of the project need additional work.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department BRIEFING

ITEM 19 - Z - 0139 - 88(42):

MR. CLAPSADDLE noted that the applicant has requested this item be held in abeyance to the 10/10/2002 Planning Commission meeting. Normally staff would prefer a thirty-day abeyance, but it appears staff will be able to reach an agreement with the applicant prior to the next Planning Commission meeting.

ITEM 23 – Z-0071-02, ITEM 24 – U-0118-02, and ITEM 25 – Z-0071-02(1):

MR. CLAPSADDLE announced there will be a request at the regular meeting to hold this item in abeyance for thirty days to allow time for a Special Use Permit for restricted gaming to be considered. In that way all the items for this proposal can be heard at one time.

ITEM 49 – TA-0018-02:

MR. CLAPSADDLE said staff would like to have this Text Amendment held in abeyance for thirty days.

GENERAL DISCUSSION:

MR. CLAPSADDLE announced that whenever staff refers to the Zoning Ordinance, the Staff Reports refer to Title 19A, but the correct reference is Title 19. Due to a lack of time the reports were not changed.

ITEM 11 – Z-0061-02:

DAVID GUERRA, Public Works, explained that Public Works will be incorporating some conditions that are not shown on this item, but are shown on the related items.

ITEM 16 - Z - 0044 - 01(1):

MR. GUERRA noted that this is a project at Washington Avenue and Buffalo Drive. Public Works will be adding a condition on the record when this item is heard at the regular meeting. It appears to be a condition that everyone involved can agree upon. There was a meeting today with the Traffic Engineer and developer.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department BRIEFING

ITEM 34 – U-0115-02:

COMMISSIONER McSWAIN asked why Special Use Permits are required for private streets if standards are having to be met. CHAIRMAN GALATI answered that the property is not in an R-PD or PD zone. PD zone allows the smaller width, but in other zones it is required to have a Special Use Permit to have the private streets. MR. CLAPSADDLE added that private streets require a Special Use Permit according to the code. MARGO WHEELER, Planning and Development, further explained that there are various issues that staff takes into consideration as to whether or not an amendment to the text is appropriate. Staff is considering whether a change would be appropriate in private street standards.

ITEM 47 - VAC-0069-02:

MR. GUERRA said Public Works will be making a revision to this item.

BRIEFING ADJOURNED AT 5:40 P.M.

PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

<u>PRESENT:</u> CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN (EXCUSED AT 11:28 P.M.)

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., EDWARD DICHTER - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., CHRIS MACDONALD - PLANNING & DEVELOPMENT DEPT., CHRIS MACDONALD - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

SUBJECT:

Approval of the minutes of the August 22, 2002 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:01)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

- 1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
- 2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
- 3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
- 4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
- 5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
- 6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
- 7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
- 8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

PLANNING COMMISSION MILE	TING OI . SEPTEMBER 20, 200	
DEPARTMENT: PLANNING & DEVELOP	MENT	
DIRECTOR: ROBERT S. GENZER	X CONSENT DI	SCUSSION
SUBJECT:		
TM-0058-02 - CORONADO BAY (A CO	MMERCIAL SUBDIVISION) - (ORONADO
BAY SAHARA, LIMITED LIABILITY COM	· · · · · · · · · · · · · · · · · · ·	
ONE LOT COMMERCIAL SUBDIVISION O		
Avenue, approximately 275 feet west of B	2	
, 11	ulialo Dilve (APN. 103-04-800-00)1), wald 1
(M. McDonald).		
PROTECTO PEOPLICE PEOPLE	ADDDOVALO DEGEWED DEE	ODE:
PROTESTS RECEIVED BEFORE:	APPROVALS RECEIVED BEF	URE:
Planning Commission Mtg. 0	Planning Commission Mtg.	0
City Council Meeting	City Council Meeting	
	,	
RECOMMENDATION:		
Staff recommends APPROVAL.		
Staff recommends At I RO VAL.		
BACKUP DOCUMENTATION:		
1. Location Map		
2. Conditions For This Application		
3. Staff Report		

MOTION:

TRUESDELL – APPROVAL of Items 1 and 2 subject to conditions – UNANIMOUS with GALATI abstaining on Item 1 as this is a project of his firm and abstaining on Item 2 as his firm is currently in negotiations with KB Home on a potential project, McSWAIN abstaining on Items 1 and 2 as her firm is bidding on work involving those companies, and QUINN abstaining on Item 1 as his firm is involved with that project

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:10-6:12)

1-343

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 1 – TM-0058-02

CONDITIONS – Continued:

- 2. All development shall conform to the Conditions of Approval for Rezoning (Z-0038-02) and Site Development Plan Review [Z-0038-02(1)].
- 3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting access to/from right-of-ways shall be approved by the Planning and Development Department and Public Works Department staff.
- 4. Street names must be provided in accord with the City's Street Naming Regulations.
- 5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
- 6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

- 7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 1 - TM-0058-02

CONDITIONS – Continued:

- 8. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Final Map.
- 9. Site development to comply with all applicable conditions of approval for Z-38-02 and all other subsequent site related actions.
- 10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 2

PLAI	AINING COMMIS	SOION MEE	TING OF: SEPTEMB	ER 20, 2004	<u> </u>
DEPARTMENT	: PLANNING &	DEVELOPM	IENT		
DIRECTOR:	ROBERT S. GE	NZER	X CONSENT	DIS	SCUSSION
			<u> </u>		
SUBJECT:					
	IDON MOUNTA	IN DANCII	VILLAGE 3 - KB HO	OME NEXA	DA INC
1	1		37.54 acres on the nor		•
Road and Grand	Teton Drive (APN	N: 125-12-401	-002), R-E (Residence l	Estates) unde	r Resolution
of Intent to R-PD	2 (Residential Pla	nned Develor	oment - 2 Units Per Acro	e) Zone, War	d 6 (Mack).
		1		,	,
PROTESTS RE	CEIVED BEFO	RE:	APPROVALS RECE	IVED BEFO	ORE:
Planning Com	mission Mta.	0	Planning Commiss	ion Mta	0
City Council M	_		City Council Meetin	_	
City Council ivi	eeung		City Council Meetin	ıg	
DECOMMEND					
RECOMMENDA					
Staff recommend	s APPROVAL.				
BACKUP DOC!	UMENTATION:				
3					

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL – APPROVAL of Items 1 and 2 subject to conditions – UNANIMOUS with GALATI abstaining on Item 1 as this is a project of his firm and abstaining on Item 2 as his firm is currently in negotiations with KB Home on a potential project, McSWAIN abstaining on Items 1 and 2 as her firm is bidding on work involving those companies, and QUINN abstaining on Item 1 as his firm is involved with that project

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:10-6:12)



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 2 – TM-0059-02

CONDITIONS:

Planning and Development

- 1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
- 2. All development shall conform to the Conditions of Approval for Rezoning (Z-0016-98) and the Iron Mountain Ranch Residential Planned Development Master Plan Development Standards.
- 3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting multi-use trails in accordance with Map 2 of the Transportation Trails Element of the 2020 Master Plan shall be approved by the Planning and Development Department and Public Works Department staff.
- 4. Street names must be provided in accord with the City's Street Naming Regulations.
- 5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
- 6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

- 7. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site.
- 8. Construct half-street improvements including appropriate overpaving, if legally able on Bradley Road and Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 2 – TM-0059-02

CONDITIONS - Continued:

- 9. If not already constructed at time of development, coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments to extend public sewer in Bradley Road to the north edge of this site at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
- 10. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
- 11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
- 12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		IENT X	CONSENT	[DISCUSSION	
SUBJECT: A-0036-02(A) - SLAVKO AND MARY BRZICA - Petition to annex one parcel of land generally located on the northeast corner of Craig Road and Puli Road (APN: 137-01-201-011), containing approximately five acres of land, Ward 4 (Brown).							
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Comn City Council Me		0		g Commission uncil Meeting	1 Mtg.	0	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

McSWAIN - APPROVED - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, stated this request is to annex one parcel of land containing approximately five acres on the northeast corner of Craig Road and Puli Road. It is not within the accepted areas defined by the Interlocal Agreement. This parcel is currently undeveloped. The applicant has recently purchased a parcel to the east, which was annexed on 7/25/2002. The applicant would like to annex the subject parcel in order to come back with one development on both parcels. The nature of that development was not indicated. However, the Lone Mountain West Master Plan has designated this parcel as L (Low Density Residential). This parcel is in an area considered to be appropriate for annexation and it meets the requirements of NRS 268.58. The County zoning on this site is R-U (Rural Open Land). The City zoning equivalent is U (Undeveloped), P-CD (Planned Community Development) General Plan designation. The surrounding property owners were not notified of this request.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 3 – A-0036-02(A)

MINUTES – Continued:

No one appeared in order to represent the application.

COMMISSIONER McSWAIN wondered if the trails would impact this property. She also asked if there is an agreement between the City and County.

MR. CLAPSADDLE clarified that the applicant will come back with a Site Development Plan Review. At that time staff will look into the trails issue.

ROBERT GENZER, Director, Planning and Development, noted that on the 10/24/2002 Planning Commission meeting agenda there will be a General Plan Amendment to change the current trail plan. When that is being done in the City, the County will simultaneously be doing the same with the same plan. It will be a seamless plan for the northwest.

There was no further discussion.

(6:12-6:16) **1-440**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT	: PLANNING &	DEVELOPM	IENT			
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X D	ISCUSSION
SUBJECT:						
ABEYANCE - I	RENOTIFICATION	ON - GPA-00	023-02 - 1	L R. AND MA	RY VIRG	INIA JONES
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(Desert Rural Der	-	-				
the northeast corr	,			/		.
302-001 and 007)			iudio ii uj	(11111. 125 55	501 001,	001, 123 33
302 001 und 007)	, ward o (wack).					
PROTESTS RE	CEIVED BEFO	RE:	APPRO\	ALS RECEI	VED BEF	ORE:
Planning Comr	nission Mtg.	247	Planning	g Commissio	n Mtg.	9
City Council M	eeting		City Cou	uncil Meeting	ı	
-	_		-			
DECOMMEND!	ATION:					

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report
- 4. Petitions In Opposition

MOTION:

McSWAIN - DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this General Plan Amendment was held in abeyance at the 7/25/2002 Planning Commission meeting in order for the applicant to meet further with the neighbors and make modifications to the proposal. Those modifications were submitted and will be addressed as part of the companion items. This request for the General Plan Amendment remains the same, which is to change from the designation of DR (Desert Rural Density Residential) to R (Rural Density Residential). DR (Desert Rural Density Residential) allows up to a maximum of two dwelling units per gross acre and R (Rural Density Residential) allows up to 3.5 dwelling units per gross acre.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

All the surrounding properties are designated as DR (Desert Rural Density Residential). Additionally, the eastern portion of this project is within the RPN (Rural Preservation Neighborhood) buffer and the parcel in-between is within a Rural Preservation Neighborhood. For the reasons of the Rural Preservation Neighborhood, the adjoining properties are all designated as DR (Desert Rural Density Residential). There was a community meeting on 7/1/2002 where there were 40 members of the public in attendance protesting they believe that only the two units per acre would be appropriate. Staff recommended denial.

RUSSELL ROWE, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. The developer of this project is D R Horton. They have been working on this project for a considerable length of time. To be able to develop a 55-lot project, they need the General Plan Amendment, R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning, reduction in open space, and site plan approved. This is an area where there are RPN properties. The areas between the two 10-acre pieces and the east 10-acre pieces is within the RPN as defined by state law. The state law indicates there can be three units per acre in properties within 330 feet of an RPN. That is called an RPN buffer. There is an additional exception to the state statute, which says that when there is property within 330 feet of a right-of-way of 99 feet or greater, there is no limit to the density. In that case, commercial or residential can be developed.

In June of this year they submitted a plan for 67 lots at a density of 3.1 units per acre. Some of the adjacent developments are at 3.53 units per acre, 3.58 units per acre and 3.83 units per acre, all of which are immediately adjacent to 2.0 units to the acre properties. On that plan the traffic was coming exclusively off Washburn Road. It was going to be gated and both ten-acre parcels could be accessed on the north. The neighbors indicated they would prefer that access not come off either Washburn Road or La Madre Way to the south. The applicant thought Public Works would prefer no access onto Durango Drive. However, they met with staff and decided to put the access onto Durango Drive and cut off access to the side streets, except emergency crash gates.

This current plan indicates the change of access to Durango Drive, reduction in the number of lots from 67 to 55 lots. This project is at 3.1 units per acre on the western 10 acres. It is 2.4 units per acre in the middle 1.25-acre parcel. To the east is 2.1 units on that 10-acre parcel. The equestrian trail is on La Madre Way to conform to the trail system.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

Two neighborhood meetings were held and an additional meeting with only the adjacent neighbors.

The current plan is single story homes ranging from 2,300 to 3,400 square feet. Some of the homes have a footprint of 80 feet in depth.

TOM McGOWAN, resident of Las Vegas, appeared as a concerned citizen and asked the height limit of a single story home in that zoning district. MR. JESCHKE replied that the height limitation citywide is two stories, or 35 feet, whichever is less. Technically a 35 foot tall single story building could be constructed in this subdivision.

PETER ATKINSON, 5036 North Lisa Lane, appeared in approval. He would prefer this parcel to be developed with the same type of surrounding homes, which are 1.25 acre horse properties with ample open space. However, he was concerned as to who would purchase this property if this project is not constructed and felt it could be worse to have this property developed with two story homes.

MIKE STEVENS, Lone Mountain Advisory Council, appeared in protest. In other cities throughout the country, this type of development is kept out of rural areas. It should be in Town Center. It would be financially feasible for the developer to build on half-acre lots. The line for this type of development is at I-95, cut off at the Beltway on the west, Alexander Road on the south and Centennial Parkway on the north.

KENNETH THOMAS, 8475 Washburn Road, appeared in protest. He moved in that area to get away from congestion. This property should be developed with no more than two houses per acre.

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue, appeared in protest. A meeting was held with the developer. There were 46 persons in attendance, with 6 in favor and 40 against this project. As an infill project, a developer should propose a development that is compatible with the surrounding and existing development. A road will be built to connect the two properties. They plan to change the direction of the homes so they face existing homes.

JUDITH PARRISH, 5120 North Lisa Lane, appeared in protest. She looked many years for her property and thought it was in an old time ranch-type neighborhood. This type of development is not appropriate for that neighborhood.

MICHAEL PARRISH, 5120 North Lisa Lane, appeared in protest. He objected to the density.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

RALPH LUNA, 5211 North Durango Drive, appeared in protest. He cannot envision an equestrian trail across Durango Drive. This property should be developed with half-acre lots. It will devalue the surrounding homes.

THOMAS DEINET, 5016 North Tomsik Street, appeared in protest. He has lived in the area almost ten years. The houses in the area are on half-acre lots. A house on the subject property would sell for \$350,000 to \$700,000.

JOSEPH HANSON, 8102 MacKenzie Court, appeared in protest. He has never heard from the applicant as to how this project will be an asset to the community. Several other developers have built very fine communities on half-acre lots in that area.

ROBERT TRETIAK, Nevada Well Owners Association, 4615 North Fort Apache Road, appeared in protest. The Association is acting according to the Rural Preservation Act of 1999. That act states that rural neighborhoods should be protected. The 1999 State Legislature mandated that the Planning Commission take the necessary actions to insure that the rural character of each Rural Preservation Neighborhood is preserved. Encroaching in rural neighborhoods is unfair. Once this rural character is destroyed, it cannot be returned to rural.

JOHN BALDAUF, 5121 Royer Ranch Road, appeared in protest. He walks his children along some of the roads in the area because there is very little vehicular traffic. Washburn Road is used the most. This project will greatly increase the traffic throughout the area. The increase in traffic will disturb the horses. He has lived in the area for four years. He and his wife work a distance from their home because they want to live in a low density area.

RUTH LAVIN, 8201 Adler Circle, appeared in protest. She and her husband purchased their home in the area approximately 15 months ago. She wanted to live in the northwest and selected that area due to the rural atmosphere. She does not want to see her property value go down. The developer can make more changes to meet the desires of the neighbors. Other builders have made money on half-acre lots.

MARK SKORUPA, 5131 Royer Ranch Road, appeared in protest. The reason he purchased his home was because it was in a rural area. He wants the developer to conform to what is already there. This will ruin the area.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

MICHAEL LAVIN, 8201 Adler Circle, appeared in protest. His house is on a half-acre lot. This is a Rural Preservation area.

ROBERT SCHMITT, 8670 Fisher Avenue, appeared in protest. The applicant is trying to work with the neighbors. This whole project is about money. This is not good for the neighbors.

ROBERT BALDWIN, 5231 North Lisa Lane, appeared in protest. He purchased his home on Lisa Lane to have the rural lifestyle. The residents in this proposed project will object to the animals.

LYNN POLLOM, 8200 West Washburn Road, appeared in protest. The applicant held a small meeting for a select group and told them something worse could be built on this property than what is being proposed. She moved into the neighborhood nine years ago because of the rural lifestyle. The houses are too close together in this proposed project.

KAY GILBERT, 8210 West Washburn Road, appeared in protest. She lives on an acre of land. She has always lived in a rural area. Higher density housing will ruin the area.

ROBERT ROEBUCK, 8425 West Washburn Road, appeared in protest. He felt this proposal is outrageous and unreasonable. Zoning to the north, south, east and west of this property is all half-acre and larger lots. This is spot zoning. The neighbors living in this area felt confident that they had a covenant with the City of Las Vegas in the form of a Master Zoning Plan to preserve their lifestyle. Now the Nevada State Legislature is allowing changes to half-acre property if there is a 100 foot buffer street. The covenant can only be broken if it obtains concurrence from the Planning Commission and City Council. There is bare land on the northwest corner of Washburn Road and Durango Drive, both sides of the corner of Rosada Way and Durango Drive, and north of Lone Mountain Road at Durango Drive. He felt that in the future the owners of those sites will request 3.0 units per acre or more using this break in the zoning covenant as justification.

CARMEN THOMSON, 8300 West Fisher Avenue, appeared in protest. This development is incompatible with the existing area. The only person who will benefit from this proposal will be the developer. She has lived in the area for fifteen years and had to comply with the existing zoning. She submitted a petition containing signatures in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

VALERIE JUICK, 5112 Royer Ranch Road, appeared in protest. This is an area where there are horses and the buyers of the proposed homes will object to the odors. The existing residents were in the area first. She was told this was a Rural Preservation Neighborhood. An increase in density creates an increase in crime and accidents. This will decrease the value of her property.

ANDREA MAIORANO, 5112 Royer Ranch Road, appeared in protest. The developer could make a profit by developing this land with two homes per acre.

NANCY FELMLEE, 4125 North Durango Drive, appeared in protest. This will increase traffic past her property if the access is on Durango Drive.

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue, appeared in protest. He submitted a petition in opposition. This violates the environment of a rural neighborhood. It will increase vehicular traffic, blacktop, crime, noise and accidents. The developer is not concerned that he will be destroying the rural atmosphere.

There were 8 persons in the audience in approval and 50 persons in opposition to this proposal.

RUSSELL ROWE appeared in rebuttal. The standard setback for this type of development is 20 feet in the rear. Lots 16 through 31 and Lots 46 through 55 can be pushed back to 30-foot setbacks. The homes are comparable in size to the homes in the area ranging from 2,300 to 3,400 square feet and the price range is \$250,000 up to \$310,000. If this property were to be developed with two homes per acre, it would still not be horse property. Those homes would probably be 4,000 to 5,000 square feet, 35 feet high, which is what the developer is trying to avoid.

COMMISSIONER McSWAIN asked the setback requirements for R-E (Residence Estates). MR. CLAPSADDLE responded that for an R-PD (Residential Planned Development) the setbacks are established at the time of rezoning. Condition 6 under the Site Development Plan Review notes the setbacks for this development. MR. JESCHKE added that a planned development would not be required. They could keep the zoning as R-E (Residence Estates). The setbacks for an R-E (Residence Estates) property is 50 feet in the front, 10 feet on each side, and 30 feet in the rear.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES – Continued:

COMMISSIONER McSWAIN asked the distance between this project and the Centennial Hills project. ROBERT GENZER, Director, Planning and Development, responded that this is in the Centennial Hills Plan.

COMMISSIONER McSWAIN said she drove around the area and felt that if this project were adjacent to other R-PD3 (Residential Planned Development – 3 Units Per Acre) projects, perhaps it would be more compatible to developments on Durango Drive. The number of units impacts an area. A lot of time and effort was put into the Centennial Hills Plan.

COMMISSIONER EVANS asked the status of the Interlocal Agreement between the City and the County. MARGO WHEELER responded that the County will take action in-between the time that the Planning Commission hears the item and the City Council hearing.

COMMISSIONER EVANS concurred with staff that this is not compatible with the surrounding land use.

COMMISSIONER GOYNES felt the residents need to band together in their opposition as there have been applications whereby the Planning Commission denied applications because they were not compatible with the rural area and the City Council approved those items. Most developers are looking at the financial aspect of their projects. He could support 55 homes because he felt that perhaps a higher density project would be developed on this property in the future if this is denied.

COMMISSIONER TRUESDELL wondered if R-E (Residence Estates) is provided for eight culde-sacs with four facing Durango Drive and four facing Lisa Lane, whether there would be four major entrance points onto Durango Drive, which is an arterial street. MR. CLAPSADDLE clarified that R-E (Residence Estates) would provide for 20,000 square foot lots. The applicant would have to submit a Site Development Plan Review and a map meeting the standards of the code, which could be all cul-de-sacs. COMMISSIONER TRUESDELL thought that if this property is developed as R-E (Residence Estates) there could be 42 or 43 lots. A half-acre lot is still not for horses.

Agenda Item No.: 4

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 4 – GPA-0023-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 5 [Z-0048-02], Item 6 [V-0071-02] and Item 7 [Z-0048-02(1)] for further discussion.

(6:16-7:38) **1-540**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT:	PLANNING &	DEVELOPM	IENT			
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X D	ISCUSSION
SUBJECT:						
ABEYANCE - I	RENOTIFICATION	ON - Z-0048	3-02 - W	ILLARD R. A	ND MAR	Y VIRGINIA
JONES 1990 TRU	JST - Request	for a Rezonir	ng FROM:	R-E (Residen	ce Estates	s) TO: R-PD3
(Residential Plann	1		_	\		/
N Comments of the Comments of	1		,		3	
corner of Durango	o Drive and La M	ladre Way (A	APN: 125-3	33-301-001, 00	04, 125-33	3-302-001 and
007), PROPOSED	USE: SINGLE	FAMILY RES	SIDENTIA	L SUBDIVSI	ON, Ward	l 6 (Mack).
,,						
PROTESTS RE	CEIVED BEFOI	RE:	APPRO \	/ALS RECEI	VED BEF	ORE:
Planning Comn	nission Mtg.	248	Planning	g Commissio	n Mtg.	9
City Council Me	eeting			ıncil Meeting	_	
•	_		-		•	
RECOMMENDA	TION:					

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report
- 4. Letter In Opposition

MOTION:

McSWAIN - DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant submitted revised drawings showing 55 lots instead of 66 lots from the original proposal. That is a density of 2.58 units per acre. It is creating an R-PD zone in an island where there is no other similar zoning and does not conform to the adopted policies of the General Plan. Staff recommended denial.

Agenda Item No.: 5

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 5 – Z-0048-02

MINUTES – Continued:

APPEARANCES IN APPROVAL:

PETER ATKINSON, 5036 North Lisa Lane

APPEARANCES IN OPPOSITION:

MIKE STEVENS, Lone Mountain Advisory Council

KENNETH THOMAS, 8475 Washburn Road

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue

JUDITH PARRISH, 5120 North Lisa Lane

MICHAEL PARRISH, 5120 North Lisa Lane

RALPH LUNA, 5211 North Durango Drive

THOMAS DEINET, 5016 North Tomsik Street

JOSEPH HANSON, 8102 MacKenzie Court

ROBERT TRETIAK, Nevada Well Owners Association, 4615 North Fort Apache Road

JOHN BALDAUF, 5121 Royer Ranch Road

RUTH LAVIN, 8201 Adler Circle

MARK SKORUPA, 5131 Royer Ranch Road

MICHAEL LAVIN, 8201 Adler Circle

ROBERT SCHMITT, 8670 Fisher Avenue

ROBERT BALDWIN, 5231 North Lisa Lane

LYNN POLLOM, 8200 West Washburn Road

KAY GILBERT, 8210 West Washburn Road

ROBERT ROEBUCK, 8425 West Washburn Road

CARMEN THOMSON, 8300 West Fisher Avenue

VALERIE JUICK, 5112 Royer Ranch Road

ANDREA MAIORANO, 5112 Royer Ranch Road

NANCY FELMLEE, 4125 North Durango Drive

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue

APPEARANCES CONCERNED:

TOM McGOWAN, resident of Las Vegas

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 4 [GPA-0023-02], Item 6 [V-0071-02] and Item 7 [Z-0048-02(1)] for further discussion.

(6:16-7:38)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

			-,	
DEPARTMENT: PLANNING &	DEVELOPME	NT		
DIRECTOR: ROBERT S. GE	NZER	CONSE	NT X DIS	SCUSSION
SUBJECT:				
V-0071-02 - WILLARD R. ANI	O MARY VIRO	GINIA JONES 19	90 TRUST - R	equest for a
Variance TO ALLOW 0.52 A	CRES OF OP	EN SPACE WI	HERE 0.91 AC	CRES ARE
REQUIRED FOR A 55 LOT SINC	GLE FAMILY R	ESIDENTIAL SU	JBDIVISION on	21.25 acres
adjacent to the northeast corner of	f Durango Drive	e and La Madre V	Way (APN: 125-	33-301-001,
004, 125-33-302-001 and 007), Wa	ard 6 (Mack).		• (
PROTESTS RECEIVED BEFO	RE:	PPROVALS RE	CEIVED BEFO	RE:
Planning Commission Mtg.	141 P	lanning Comm	ission Mta.	9
City Council Meeting		ity Council Me		
only obtained mounting		, countries mo	9	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report
- 4. Letter In Opposition

MOTION:

McSWAIN – DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that there is no reason why the open space criteria cannot be met. There is no hardship or unique circumstance. This would be a 44% reduction in the open space, which is excessive. Staff recommended denial.

Agenda Item No.: 6

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 6 – V-0071-02

MINUTES – Continued:

APPEARANCES IN APPROVAL:

PETER ATKINSON, 5036 North Lisa Lane

APPEARANCES IN OPPOSITION:

MIKE STEVENS, Lone Mountain Advisory Council

KENNETH THOMAS, 8475 Washburn Road

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue

JUDITH PARRISH, 5120 North Lisa Lane

MICHAEL PARRISH, 5120 North Lisa Lane

RALPH LUNA, 5211 North Durango Drive

THOMAS DEINET, 5016 North Tomsik Street

JOSEPH HANSON, 8102 MacKenzie Court

ROBERT TRETIAK, Nevada Well Owners Association, 4615 North Fort Apache Road

JOHN BALDAUF, 5121 Royer Ranch Road

RUTH LAVIN, 8201 Adler Circle

MARK SKORUPA, 5131 Royer Ranch Road

MICHAEL LAVIN, 8201 Adler Circle

ROBERT SCHMITT, 8670 Fisher Avenue

ROBERT BALDWIN, 5231 North Lisa Lane

LYNN POLLOM, 8200 West Washburn Road

KAY GILBERT, 8210 West Washburn Road

ROBERT ROEBUCK, 8425 West Washburn Road

CARMEN THOMSON, 8300 West Fisher Avenue

VALERIE JUICK, 5112 Royer Ranch Road

ANDREA MAIORANO, 5112 Royer Ranch Road

NANCY FELMLEE, 4125 North Durango Drive

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue

APPEARANCES CONCERNED:

TOM McGOWAN, resident of Las Vegas

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 4 [GPA-0023-02], Item 5 [Z-0048-02] and Item 7 [Z-0048-02(1)] for further discussion.

(6:16-7:38)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		IENT	CONSENT	X DIS	SCUSSION	
SUBJECT: ABEYANCE - VIRGINIA JONES LOT SINGLE FA northeast corner of 001 and 007), Ra Development – 3 U	S 1990 TRUST AMILY RESID Durango Drive -E (Residence	- Request for ENTIAL SU and La Madre Estates) Zon	or a Site D IBDIVISIO e Way (AP ne [PROPO	Development Pl DN on 21.25 PN: 125-33-301	an Review acres adjactor-001, 004, 1	FOR A 66- cent to the 125-33-302-	
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Comm City Council Me	_	249		g Commissio uncil Meeting	_	9	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report
- 4. Letter In Opposition

MOTION:

McSWAIN – DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this project is less dense than the first plan, but staff still has concerns about it being disconnected and not innovative in the type of designs that should be in R-PD projects. The street sections do not meet the subdivision requirements of the code. Also, the landscaping should be increased. Staff recommended denial.

Agenda Item No.: 7

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 7 – Z-0048-02(1)

MINUTES – Continued:

APPEARANCES IN APPROVAL:

PETER ATKINSON, 5036 North Lisa Lane

APPEARANCES IN OPPOSITION:

MIKE STEVENS, Lone Mountain Advisory Council

KENNETH THOMAS, 8475 Washburn Road

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue

JUDITH PARRISH, 5120 North Lisa Lane

MICHAEL PARRISH, 5120 North Lisa Lane

RALPH LUNA, 5211 North Durango Drive

THOMAS DEINET, 5016 North Tomsik Street

JOSEPH HANSON, 8102 MacKenzie Court

ROBERT TRETIAK, Nevada Well Owners Association, 4615 North Fort Apache Road

JOHN BALDAUF, 5121 Royer Ranch Road

RUTH LAVIN, 8201 Adler Circle

MARK SKORUPA, 5131 Royer Ranch Road

MICHAEL LAVIN, 8201 Adler Circle

ROBERT SCHMITT, 8670 Fisher Avenue

ROBERT BALDWIN, 5231 North Lisa Lane

LYNN POLLOM, 8200 West Washburn Road

KAY GILBERT, 8210 West Washburn Road

ROBERT ROEBUCK, 8425 West Washburn Road

CARMEN THOMSON, 8300 West Fisher Avenue

VALERIE JUICK, 5112 Royer Ranch Road

ANDREA MAIORANO, 5112 Royer Ranch Road

NANCY FELMLEE, 4125 North Durango Drive

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue

APPEARANCES CONCERNED:

TOM McGOWAN, resident of Las Vegas

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 4 [GPA-0023-02], Item 5 [Z-0048-02] and Item 6 [V-0071-02] for further discussion.

(6:16-7:38)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT	: PLANNING &	DEVELOPM	ENT				
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X DIS	SCUSSION	
SUBJECT:							
ABEYANCE -	RENOTIFICATION	ON - Z-006	1-02 - K	B HOME NEV	ADA, INC	C., ET AL -	
Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) and ML							
(Medium-Low D	ensity Residentia	al) General 1	Plan Desi	gnations] TO	D: R-PD5	(Residential	
Planned Develop	ment - 5 Units P	er Acre) and	R-PD8 (1	Residential Pla	nned Deve	lopment - 8	
Units Per Acre)	on approximately	20.0 acres ac	djacent to	the southwest	corner of 7	Гепауа Way	
and Craig Road (A	APN: 138-03-303	-003), Ward 4	(Brown).				
`							
PROTESTS RE	CEIVED BEFOR	RE:	APPRO	VALS RECEI	VED BEFO	DRE:	
Planning Comr	nission Mtg.	3	Plannin	g Commissio	n Mtg.	0	
City Council Meeting City Council Meeting							
	•		•		•		

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI and McSWAIN abstaining as they are negotiating a contract with KB Home

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last Planning Commission meeting. This property is for the northern portion of the site. Staff recommended approval subject to the conditions.

RUSSELL SKUSE, Tetra Tech, Inc. 401 North Buffalo Drive, Suite 100, appeared on behalf of KB Home. He concurred with staff's conditions.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 8 – Z-0061-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared as he was concerned about the open space.

AL GALLEGO, citizen of Las Vegas, appeared as he was concerned about the overcrowded schools.

DAVID and DIANE ZURKO, 7415 West Craig Road, appeared in protest as they objected to the density.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0061-02], Item 9 [Z-0078-02], Item 10 [V-0051-02] and Item 11 [Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)] for further discussion.

(7:38-7:58)

2-280

CONDITIONS:

Planning and Development

- 1. A Resolution of Intent with a two-year time limit.
- 2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

- 3. Construct half-street improvements on Tenaya Way and Pioneer Way, including appropriate overpaving, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
- 4. Remove all substandard public street improvements, if any, adjacent to this site, on Craig Road, and replace with new improvements meeting current City Standards concurrent with on-site development activities.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 8 – Z-0061-02

CONDITIONS - Continued:

- 5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer service for this site prior to the submittal of sewer related construction drawings; due to capacity concerns, a maximum of 350 units may connect to the existing 8" sewer in Tenaya Way. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
- 6. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 8 – Z-0061-02

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		IENT	CONSENT	X DIS	SCUSSION
SUBJECT: Z-0078-02 - KB [ML (Medium-Loto R-PD7 (Reside Community – 8 U Way between Cra (Brown).	ow Density Residential Planned Cor Jnits Per Acre) o	lential) Gener nmunity – 7 I f approximate	ral Plan De Units Per A ely 29 acre	esignation] und Acre) TO: R-PI es adjacent to t	der Resoluti D8 (Resider the west sid	ion of Intent ntial Planned le of Tenaya
PROTESTS RE	CEIVED BEFOI	RE:	APPRO	ALS RECEI	VED BEFO	ORE:
Planning Comm City Council Me		3		g Commissio uncil Meeting	_	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI and McSWAIN abstaining as they are negotiating a contract with KB Home

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application is for the southeast portion of the site, approximately 60 acres, for R-PD8 (Residential Planned Community – 8 Units Per Acre). Staff recommended approval subject to the conditions.

Agenda Item No.: 9

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 9 – Z-0078-02

MINUTES – Continued:

RUSSELL SKUSE, Tetra Tech, Inc. 401 North Buffalo Drive, appeared on behalf of KB Home. He concurred with staff's conditions. They have met with City staff and the City Council Office, in regard to the open space in this project. A portion of the Gowan Detention Basin was earmarked for a non-programmable space above the 100-year line. KB Home has since been in discussions with the City. The City's plan is to go back into the detention basin because at lot of dirt has been taken out. A portion of that area will be provided as a park, so what is lacking in the subdivision will be provided in the detention basin.

TODD FARLOW, 240 North 19th Street, asked if the applicant would be required to pay into a park fund in lieu of the open space and how the assessment is calculated. He felt there should be adequate sidewalks and streets to have access to the open space. VICE CHAIRMAN TRUESDELL said they will pay into the park fund even if it is in lieu of the open space.

AL GALLEGO, citizen of Las Vegas, was concerned that the School District is not in attendance at this meeting because they should know how many students will be attending the schools from this project. A detention basin gets flooded every few years and then who will pay to have it put back to its original condition.

DAVID and DIANE ZURKO, 7415 West Craig Road, appeared in protest. They live in the County and have never seen the plans until this meeting. They were of the understanding the Rural Buffer Zone was only to allow a certain number of homes per acre.

MR. CLAPSADDLE responded that the Rural Buffer Zone has been met with this proposal. In addition, the School District was notified of this proposal. The park is in a City detention basin, but it is a well-maintained park. The basin has filled up with water, but returns to its original condition when the water recedes. Staff looked at the open space and recreational amenities in this project and then looked at what the other subdivisions were required to provide which was nothing under the standard zoning district.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0061-02], Item 9 [Z-0078-02], Item 10 [V-0051-02] and Item 11 [Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)] for further discussion.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 9 – Z-0078-02

CONDITIONS:

Planning and Development

- 1. A Resolution of Intent with a two-year time limit.
- 2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

- 3. Dedicate 30 feet of right-of-way adjacent to this site for Pioneer Way, 40 feet for Tenaya Way, 50 feet for Alexander Road, a 25-foot radius on the northeast corner of Pioneer Way and Alexander Road and a 54-foot radius on the northwest corner of Tenaya Way and Alexander Road prior to the issuance of any permits.
- 4. Construct half-street improvements on Tenaya Way, Alexander Road and Pioneer Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
- 5. Remove all substandard public street improvements, if any, adjacent to this site, on Craig Road, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
- 6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to provide public stubs to the western edge of this development along Pioneer Way to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 9 – Z-0078-02

CONDITIONS - Continued:

- A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
- 8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 10

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as they are negotiating a contract with KB Home

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Variance for open space covers the entire site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 10 – V-0051-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared as he was concerned about the open space.

AL GALLEGO, citizen of Las Vegas, appeared as he was concerned about the overcrowded schools.

DAVID and DIANE ZURKO, 7415 West Craig Road, appeared in protest as they objected to the density.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0061-02], Item 9 [Z-0078-02], Item 10 [V-0051-02] and Item 11 [Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)] for further discussion.

(7:38-7:58)

2-280

CONDITIONS:

Planning and Development

- 1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-01), Rezoning (Z-0061-02), Rezoning (Z-0078-02), Site Development Plan Review [Z-0076-01(1), and Site Development Plan Review [Z-0061-02(1), Z-0076-01(2), & Z-0078-02(1)].
- 2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 11

DEPARTMENT: PLANNING & DEV	/ELOPMENI			
DIRECTOR: ROBERT S. GENZE	R	CONSENT	X DIS	CUSSION
		•		
SUBJECT:				
ABEYANCE - RENOTIFICATION	- Z-0061-02(1), Z	-0076-01(2) an	d Z-0078-02	2(1) - KB
HOME NEVADA, INC., ET AL -	Request for a Site	e Development	Plan Revie	ew FOR A
SINGLE-FAMILY RESIDENTIAL SU		-		
southwest corner of Tenaya Way and				
03-402-001), U (Undeveloped) Zone	[L (Low Density	Residential) an	nd ML (Me	edium-Low
Density Residential) General Plan				
(Residential Planned Development -	5 Units Per Acre	e) and R-PD7	(Residentia	al Planned
Development - 7 Units Per Acre) and	U (Undeveloped) Zo	one [L (Low D	ensity Resid	dential) and
ML (Medium-Low Density Residen	tial) General Plar	n Designations] PENDIN	G: R-PD5
(Residential Planned Development -	5 Units Per Acre	e) and R-PD8	(Residentia	al Planned
Development - 8 Units Per Acre), Ward	l 4 (Brown).			
- · · · · · · · · · · · · · · · · · · ·				
PROTESTS RECEIVED BEFORE:	APPRO\	VALS RECEIV	/ED BEFO	RE:
Planning Commission Mtg. 4	Planning	g Commissio	n Mta.	0
City Council Meeting		incil Meeting	_	-
		3 11 111 2 3 111 9	L	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 24 amended and additional conditions as follows:

- 24. Site Development to comply with all applicable conditions of approval for Zoning Reclassification Z-0061-02, Z-0076-01, and Z-0078-02 and all other subsequent siterelated actions;
 - Dedicate 30 feet of right-of-way adjacent to this site for Pioneer Way, 40 feet for Tenaya Way, 50 feet for Alexander Road, a 25 foot radius on the northeast corner of Pioneer Way and Alexander Road and a 54 foot radius on the northwest corner of Tenaya Way and Alexander Road prior to the issuance of any permits;

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 11 – Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)

MOTION – Continued:

- Construct half-street improvements on Tenaya Way, Alexander Road and Pioneer Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site;
- Remove all substandard public street improvements, if any, adjacent to this site, on Craig Road, and replace with new improvements meeting current City Standards concurrent with on-site development activites.
- UNANIMOUS with GALATI and McSWAIN abstaining as their firms are negotiating a contract with KB Home

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application is for the northern 60 acres of the site. It does not cover the area that is already mapped, which is the south part of the parcel. When you look at the report for the Site Development Plan, it is impossible not to talk about the entire site. The west half would be R-PD5 (Residential Planned Development – 5 Units Per Acre), the east half would be R-PD8 (Residential Planned Development – 8 Units Per Acre), which gives a blended density of between 5 and 8 units per acre. This is a proposal for 590 lots for this site. On the western part of the property next to the R-1 (Single Family Residential) lots, the R-1 (Single Family Residential) lots across to the west of the property range in size from 6,600 to 6,750 square feet. Along the eastern part of the property where there are smaller lots on the east side of Tenaya Way, those lots are approximately 3,250 square feet to 4,150 square feet on the abutting parcel. That gives a transition that the R-PD8 (Residential Planned Development – 8 Units Per Acre) is next to the higher density along Tenaya Way, the R-PD5 (Residential Planned Development – 5 Units Per Acre) areas are larger lots that are more compatible with the R-1 properties to the west of the site. The lots range in size from approximately 2,135 square feet to 5,775 square feet. Part of this overall application is for a reduction in the open space requirements, which is about a 50% reduction. In most instances, that is looked at very carefully, but in this instance that proposal has merit because the clustered housing aspect provides a scattering of open space throughout the project, which creates an effect of more open space.

Agenda Item No.: 11

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 11 – Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)

MINUTES – Continued:

Another reason for reducing the open space is that all the properties to the west are R-1 (Single Family Residential), and to the east is R-CL (Residential Compact Lot). Neither the R-1 (Single Family Residential) or R-CL (Residential Compact Lot) districts require any open space. Another aspect is the proximity of Gowan Basin Park to the south, which could provide additional recreational activities for the future residents of this parcel. Staff recommended approval subject to the conditions.

TODD FARLOW, 240 North 19th Street, appeared as he was concerned about the open space.

AL GALLEGO, citizen of Las Vegas, appeared as he was concerned about the overcrowded schools.

DAVID and DIANE ZURKO, 7415 West Craig Road, appeared in protest as they objected to the density.

DAVID GUERRA, Public Works, requested Condition 24 be revised to state that the Site Development Plan Review has to comply with all applicable conditions of approval for Z-0061-02, Z-0076-01 and Z-0078-02. He also requested three additional conditions.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0061-02], Item 9 [Z-0078-02], Item 10 [V-0051-02] and Item 11 [Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)] for further discussion.

(7:38-7:58)

2-280

CONDITIONS:

Planning and Development

- A Rezoning (Z-0061-02) to a R-PD5 (Residential Planned Development 5 Units Per Acre) and R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning district approved by the City Council.
- 2. A Rezoning (Z-0078-02) to R-PD8 (Residential Planned Development – 8 Units Per Acre) Zoning District approved by the City Council.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 11 – Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)

CONDITIONS – Continued:

- 3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 4. All development shall be in conformance with the submitted site plan and building elevations, except as amended by conditions herein.
- 5. Building height shall not exceed two stories or 35 feet, whichever is less.
- 6. The setbacks for this development shall be as follows: Cluster lots 18 feet to the front of the garage, 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side, and 5 feet in the rear. Typical lots minimum of 18 feet to the front of the garage, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
- 7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum 7-foot wide landscape planter, measured from the back of the sidewalk, along the length of the corner side on all corner lots within the 'typical estate lot' subdivision; and a gated pedestrian access to/from the cluster lot portion at the drainage easement between Site Development Plan Review Lots 209 and 210.
- 8. The landscape plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect compliance with the City of Las Vegas Urban Design Guidelines and Standards (minimum 24 inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters).
- 9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
- 10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
- 11. Air conditioning nits shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 11 – Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)

CONDITIONS - Continued:

- 12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
- 15. All City Code requirements and design standards of all City departments must be satisfied.
- 16. One Hundred percent of open space/common space shall be installed at the time 75% of the houses are built.
- 17. Construct the multi-use trail located on the east side of Pioneer Way to City standards, which includes a ten foot wide PCC (Portland Cement Concrete) path with five foot wide landscape planters on each side of the trail. The trail shall be constructed concurrent with development of this site and shall be maintained by the Homeowner's Association or other maintenance organization acceptable to the City.
- 18. Provide handicap accessible parking in the cluster lot portion to meet the requirements of Section 19A.10.010.

Public Works

19. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout, including possible relocation or median modifications to address offset concerns for the northern most private street, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 11 – Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1)

CONDITIONS – Continued:

- 20. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
- 21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
- 22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
- 23. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.
- 24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-61-02, on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 12

DEPARTMENT: DIRECTOR:	PLANNING & D ROBERT S. GEN		IENT	CONSENT	X DIS	SCUSSION	
SUBJECT: ABEYANCE - Z-0065-02 - SHIRON CORPORATION - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), PROPOSED USE: 20-LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack).							
PROTESTS RE	CEIVED BEFORE	<u>E:</u>	APPROV	ALS RECEI	VED BEFO	DRE:	
Planning Comn City Council Me		2	•	g Commissio Incil Meeting	_	0	
RECOMMENDA	TION:						

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request was held in abeyance from the 8/22/2002 Planning Commission meeting to give the applicant time to work with staff to provide additional open space on the site. This site has subsequently been redesigned and now is in full compliance with the open space requirements. This request is intended to allow for a 20 lot single-family residential development. The site has a General Plan designation of DR (Desert Rural). The proposed rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) is compatible with the General Plan designation. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 12 – Z-0065-02

MINUTES – Continued:

KIMANH T. LE, Acclaim MTI, 5900 Emerald Avenue, appeared in order to represent the application. She concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 14 [Z-0065-02(1)] for further discussion.

(7:58 - 8:03)

2-960

CONDITIONS:

Planning and Development

- 1. A Resolution of Intent with a two-year time limit.
- 2. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

- 3. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way, Rome Boulevard, and Monte Cristo Way adjacent to this site concurrent with development of this site. Construction of Monte Cristo Way shall accommodate the transition from the proposed Town Center standards immediately south of this site to non Town Center standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
- 4. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Tenaya Way to the south edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 12 – Z-0065-02

CONDITIONS - Continued:

A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 13

DEPARTMENT:	DEPARTMENT: PLANNING & DEVELOPMENT						
DIRECTOR:	ROBERT S. GE	NZER	CONSEN	T X DI	SCUSSION		
SUBJECT: ABEYANCE - V-0053-02 - SHIRON CORPORATION - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 14,375 SQUARE FEET IS THE MINIMUM REQUIRED FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).							
PROTESTS REC	CEIVED BEFOR	RE:	APPROVALS REC	CEIVED BEFO	DRE:		
Planning Comm City Council Me	_	2	Planning Commis City Council Mee	_	0		
RECOMMENDA Staff recommends		L WITHOUT	PREJUDICE.				
 Location Map Conditions For Staff Report - 1 	r This Applicatio	n - Not Appli	cable				
MOTION: TRUESDELL – V	WITHDRAWAI	L WITHOUT	`PREJUDICE - UN	ANIMOUS			
MINUTES: CHAIRMAN GAI	LATI declared th	e Public Hear	ing open.				
DAVID CLAPSADDLE, Planning and Development, stated the applicant sent staff a letter requesting this item be withdrawn without prejudice.							
No one appeared in order to represent the application.							
No one appeared i	n opposition.						
There was no furth	ner discussion.						
CHAIRMAN GAI	LATI declared th	e Public Hear	ing closed.				

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 14

	PLANNING & DEVELOROBERT S. GENZER	CONSENT	X DISCUSSION
Plan Review FO approximately 10 a (APN: 125-22-404-	R A 20-LOT SINGL acres adjacent to the sou 002), U (Undeveloped)	CORPORATION - Request E FAMILY RESIDENTIA of thwest corner of Rome Boul Zone [DR (Desert Rural Dens esidential Planned Development	L SUBDIVISION on evard and Tenaya Way ity Residential) General
PROTESTS REC	EIVED BEFORE:	APPROVALS RECEI	VED BEFORE:
Planning Commi City Council Mee		Planning Commission City Council Meeting	
DECOMMENDAT	TION.		

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions with Condition 6 deleted - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this site plan depicts 20 single-family lots that front onto 37-foot wide private streets. Due to the large lot sizes and provision of adequate open space, this development is now compatible with the surrounding neighborhood and provides a buffer from the commercial development to the south. Staff recommended approval subject to the conditions.

KIMANH T. LE, Acclaim MTI, 5900 Emerald Avenue, appeared in order to represent the application. In regard to Condition 6, the commercial area has 10 feet of landscaping. If they are required to have six feet of landscaping and a wall, it would be difficult to maintain the landscaping. MR. JESCHKE said staff would be willing to waive Condition 6.

Agenda Item No.: 14

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 14 – Z-0065-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 13 [V-0053-02] for further discussion.

(7:58 - 8:03)

2-960

CONDITIONS:

Planning and Development

- 1. A Rezoning (Z-0065-02) to a R-PD2 (Residential Planned Development 2 Units Per Acre) Zoning District approved by the City Council.
- 2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
- 4. The standards for this development shall include the following: building heights shall not exceed two stories or 35 feet, whichever is less.
- 5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
- 6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a six-foot wide landscape planter on the south property line in accordance with the Urban Design Guidelines and Standards Manual.
- 7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the required perimeter planters in accordance with the Urban Design Guidelines and Standards Manual.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 14 – Z-0065-02(1)

CONDITIONS – Continued:

- 8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
- 9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
- 10. Air conditioning units shall not be mounted on rooftops.
- 11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 12. Any proposed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
- 14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 15. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed entry road layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated drives shall be designed, located and constructed in accordance with Standard Drawing #222a. In addition, no portion of the proposed commercial driveway at the southern edge of this site may encroach into residentially zoned property.
- 16. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
- 17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 14 – Z-0065-02(1)

CONDITIONS – Continued:

- 18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
- 19. The final layout of this site shall be determined at the time of approval of the Tentative Map.
- 20. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0065-01, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

Agenda Item No.: 15

PLANNIN	PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002							
DEPARTMENT: PLA	ANNING & DEV	ELOPMENT						
DIRECTOR: ROI	BERT S. GENZE	R	CONSENT	X DISC	USSION			
			_					
SUBJECT:								
	0061-02 - HA	RROW CORPOR	ATION ON B	EHALF OF	WORKU			
BERHANU - Reg	uest for a Spec	ial Use Permit F	OR THE SAL	E OF LIOU	JOR FOR			
OFF-PREMISE CON				-				
STORE at 713 and 7	715 Fremont Str	eet (APN:139-34-6	612-082), C-2	(General Co	mmercial)			
Zone, Ward 5 (Weekly			,,		,			
, , ,	,							
PROTESTS RECEIV	ED BEFORE:	<u>APPRO</u>	VALS RECEIV	ED BEFOR	<u> </u>			
Planning Commiss	ion Mtg. 21	Plannin	g Commissio	n Mtg.	0			
City Council Meetin			uncil Meeting					
•			3	<u></u>				
RECOMMENDATIO	N:							
Staff recommends DEI								
BACKUP DOCUME	NTATION:							
1. Location Map								
2. Conditions For Thi								

3. Staff Report

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was heard at the last Planning Commission meeting. The applicant has subsequently requested this item be withdrawn without prejudice. That request has been received in writing by staff.

No one appeared on behalf of the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:03-6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 16

DEPARTMENT: F	LANNING & DE	VELOPM				
DIRECTOR: F	ROBERT S. GENZ	ER.	C	ONSENT	X DIS	CUSSION
SUBJECT:						
ABEYANCE -						
LIMITED LIABILI						
for a Site Develop						
Requirements FOR						
adjacent to the east						
Washington Aven				1		//
(Undeveloped) Zon				under Reso	lution of Ir	ntent to C-1
(Limited Commerci	al), Ward 2 (L.B. I	McDonald)	•			
PROTESTS REC	EIVED BEFORE	<u>:</u>	<u>APPROVA</u>	LS RECEIV	/ED BEFC	RE:
Planning Commi	ssion Mtg. 0		Planning C	Commissio	n Mtg.	1
City Council Mee	ting		City Cound	cil Meeting		
RECOMMENDAT	ION:					

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions and additional conditions as follows: –

• Prior to this item being heard by the City Council, the applicant shall provide a Traffic Impact Analysis, for review and approval by the Traffic Engineering Division, indicating how the proposed driveway access points, traffic signalization, median islands, and adjacent public street intersections may be modified to mitigate potential adverse impacts related to this development, and shall provide a plan indicating how such modifications could be implemented to preserve the existing traffic handling capability of the area. Additionally, the Traffic Impact Analysis shall specifically address the Buffalo Drainage Channell corridor as a major access point. Site development shall comply with the recommendations of the Traffic Engineering Division. If the site significantly changes as a result of the recommendations by the Traffic Engineering Division, this action shall return to the Planning Commission for review prior to being forwarded to City of Las Vegas City Council; and

City of Las Veças

Agenda Item No.: 16

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 – Z-0044-01(1)

MOTION – Continued:

This application shall be required to come back to the Planning Commission if the
results of the Traffic Impact Analysis requires the site design to substantially change
 UNANIMOUS with NIGRO abstaining as his firm is a client of Kummer Kaempfer
Bonner & Renshaw

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 14 [Z-0044-01(1)] and declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request was held in abeyance from the 8/22/2002 Planning Commission meeting to give the applicant time to redesign the site and submit revised plans. This site plan represents the redesigned site plan. The office building has been pushed to the western portion of the site away from the apartments on the east. In addition, the parking structure has been reduced in height to two levels. The applicant is proposing to construct a new driveway cut through the adjacent commercial center with a brand new curb cut onto Washington Avenue. It is noted that the new access driveway will need to obtain approval from the Traffic Engineer. However, this is included as a condition of approval. As part of the redesign of the site, the applicant has done everything that staff has requested. This medical office will be compatible with development in the area. Staff recommended approval subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. They relocated the office building from one parcel to another parcel and replaced it with a parking structure. The height of the parking structure has been lowered. He thought Public Works wanted to include a condition that addresses concerns about the driveways and access points. He was willing to accept that additional condition.

TODD FARLOW, 240 North 19th Street, appeared in approval. He commended the applicant on the appearance of the building.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 - Z-0044-01(1)

MINUTES – Continued:

COMMISSIONER EVANS requested clarification on the access. ATTORNEY FIORENTINO explained that there are existing access easements to the parcels through the center, which is in the front and back of the existing K-Mart, and are obtaining from K-Mart a third access point that would lead back to the office project. They have to submit a Traffic Study to staff prior to the City Council meeting. DAVID GUERRA, Public Works, met with staff, the developer and his engineers, and agreed to include an additional condition regarding traffic mitigation.

COMMISSIONER TRUESDELL asked if this is primarily a professional office or medical building. ATTORNEY FIORENTINO answered that the intention is that it will be primarily medical offices.

CHAIRMAN GALATI felt this is an attractive building. However, he was concerned about the site plan. It would be difficult to make a left turn onto Washington Avenue out of this property. It is difficult to leave property if it is difficult to get in and out. ATTORNEY FIORENTINO commented that they have considered using the channel as another access point.

COMMISSIONER McSWAIN wondered if this item should be held in abeyance so the access points could be determined. She asked what determines how a traffic study is done. DAVID GUERRA, Public Works, explained the floor area of the project, traffic publications, peak hours of traffic, etc. are taken into consideration.

COMMISSIONER TRUESDELL was concerned about the project functioning without a major access to the east side of the K-Mart building. A building of this size will have peak traffic hours.

ATTORNEY FIORENTINO suggested a condition could be added that indicates the channel has to be improved and provided as access. If the Traffic Study results in substantial changes, perhaps this item should come back to the Planning Commission.

ROBERT GENZER, Director, Planning and Development, suggested an additional sentence to Condition 20 to address whether or not the Buffalo Drainage Channel can act as the primary access to this site. The Traffic Impact Analysis must be done prior to this item going to the City Council so it will be known whether that is possible. CHAIRMAN GALATI was concerned that the Planning Commission will be voting on an item that may not be workable.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 - Z-0044-01(1)

MINUTES – Continued:

COMMISSIONER McSWAIN felt this Traffic Study is more critical to this application than most applications.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:03 - 8:33)

2-1130

CONDITIONS:

Planning and Development

- 1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
- 3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect compliance with the Uniform Building Code (UBC) handicap parking space requirement for medical use. Add wheel stops to all parking spaces along the landscape areas as required by the Las Vegas Urban Design Guidelines and Standards.
- 4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide landscape planter finger islands for every six parking spaces along the entire southern property line with minimum 24-inch box trees spaced thirty feet on center in the landscape planter located. Provide minimum 24-inch box trees spaced twenty-feet on center along the north and east property lines. All shrubs and groundcover shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 - Z-0044-01(1)

CONDITIONS – Continued:

- 5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
- 6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
- 7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
- 9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
- 10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 11. Any proposed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
- 13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Parcel Map PM-24-01 must record prior to the issuance of any permits for this site to establish the appropriate legal boundaries as shown on this site plan.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 - Z-0044-01(1)

CONDITIONS - Continued:

- 15. A copy of a recorded joint access and parking agreement between all parcels created by PM-24-01 shall be submitted to the City prior to the issuance of any permits for this site.
- 16. Obtain appropriate ingress/egress easements and public utility easements, including public sewer easements, overlying the existing drainage right-of-way prior to the issuance of any permits for this site.
- 17. Remove all substandard public street improvements, if any, on Washington Avenue adjacent to the entrance to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
- 18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The Traffic Impact Analysis shall specifically address the proposed driveway over the existing channel and the related offset issues with the existing driveway to the north. If relocation or reconfiguration of the proposed driveway is required, appropriate joint access easements may be required from the abutting property to the west prior to the issuance of permits for this site.
- 19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall specifically address the proposed driveway over the existing channel and the related offset issues with the existing driveway to the north. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 16 - Z-0044-01(1)

CONDITIONS – Continued:

required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a map further subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a map further subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 17

DEPARTMENT: PLANNING & DEV	ELOPMENT					
DIRECTOR: ROBERT S. GENZE	CONSENT X DISCUSSION					
SUBJECT:						
	OBERT M. AND PATRICIA SCHNIDER FAMILY					
	EVELOPMENT, LIMITED LIABILITY COMPANY -					
	Peak Drive, generally located west of Jones Boulevard,					
Ward 5 (Weekly).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commission Mtg. 0	Planning Commission Mtg. 0					
City Council Meeting	City Council Meeting					
RECOMMENDATION:						

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report -Not Applicable

MOTION:

TRUESDELL - TABLED - UNANIMOUS

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held at the last Planning Commission meeting because an amendment to the Master Plan of Streets and Highways is required. That application still has not been submitted to staff. This item should be tabled to an uncertain date. When the new application is submitted, staff will re-notify the property owners as to when this item will be heard.

No one appeared on behalf of this application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:04-6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 18

DEPARTMENT: DIRECTOR:	PLANNING & DEV ROBERT S. GENZE		CONSENT	X DIS	SCUSSION		
SUBJECT: ABEYANCE - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).							
PROTESTS RE	CEIVED BEFORE:	<u>APPRO</u>	VALS RECEIV	VED BEFO	DRE:		
Planning Comr City Council Mo			g Commissio uncil Meeting	_	0		
RECOMMENDA Staff recommends							

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL - ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 10/24/2002 Planning Commission meeting. This is a Variance for parking, which needs more work. Staff has received a letter requesting abeyance.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. A Variance may not be needed.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:05-6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 19

DEPARTMENT: PLANNING & DIRECTOR: ROBERT S. GE		CONSENT	X DI	SCUSSION
SUBJECT: ABEYANCE - Z-0139-88(42) - Development Plan Review FOR BUILDING on 0.73 acres at 9330 Commercial) Zone, Ward 2 (L.B. I	A TWO-STORY West Sahara Av	30,000 SQUARE I	FOOT CON	MMERCIAL
PROTESTS RECEIVED BEFO Planning Commission Mtg. City Council Meeting	0 Pla	PPROVALS RECEI anning Commission by Council Meeting	on Mtg.	ORE: 0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 10, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report Not Applicable

MOTION:

TRUESDELL - ABEYANCE to the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 10/10/2002 Planning Commission meeting. Normally staff prefers thirty-day abeyances, but progress is being made on this request, so by the 10/10/2002 Planning Commission meeting the issues should be resolved.

No one appeared on behalf of the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:06-6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 20

DEPARTMENT DIRECTOR:	ROBERT S. GE		IENT	CONSENT	X DIS	SCUSSION	
generally locate	OCUS COMMER d adjacent to th containing appro	e southeast o	corner of	Grand Teton	-		
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Com City Council M		0	•	g Commissio Incil Meeting	_	0	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS with TRUESDELL abstaining as his firm is in contractual obligations with Focus Commercial Group, Et Al, and NIGRO abstaining because his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this application is a request to annex 105 parcels of land for approximately 1,187 acres in the Centennial Hills Sector Plan area. It is already designated in the Plan as PCD (Planned Community Development). All the parcels are currently undeveloped. There are two landowners in the area: Focus Development and Bureau of Land Management. The City has received a letter from the Department of the Interior indicating they have no objection to this annexation request. The County's current zoning on the property is RU (Rural Open Land). Prior to any development occurring on this site, subsequent actions would include rezoning to comply with the City's General Plan designations, subdivision maps, and Site Development Plan Reviews.

Agenda Item No.: 20

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 20 – A-0035-02

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He concurred with staff's conditions.

TOM McGOWAN, citizen of Las Vegas, was concerned about how this land will be developed. ATTORNEY FIORENTINO responded that it will be developed primarily residential.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:33 - 8:38)

2-2330

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 21

DEPARTMENT: DIRECTOR:	PLANNING & I ROBERT S. GE			CONSENT	X DIS	SCUSSION		
SUBJECT: Z-0070-02 - GREATER NEW JERUSALEM MISSIONARY BAPTIST CHURCH - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-V (Civic) on 1.3 acres at 302, 306, 308, and 400 Jefferson Avenue and 1100 and 1122 "D" Street (APN: 139-27-211-024, 025, 027, 028, 029, 030 and 031), PROPOSED USE: FAMILY LIFE CENTER IN CONJUNCTION WITH AN EXISTING CHURCH, Ward 5 (Weekly).								
PROTESTS RE	CEIVED BEFOR	RE:	APPROV	ALS RECEI	VED BEFO	ORE:		
Planning Comr City Council Me	_	0	_	Commission	_	0		
RECOMMENDA Staff recommends								

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is to rezone an existing church adjacent to the northeast corner of Jefferson Avenue and "D" Street. The underlying General Plan designation for these sites is PF (Public Facility). The proposed C-V (Civic) rezoning is consistent with the General Plan land use. The proposed rezoning and subsequent religious facility use on the site will be compatible with the surrounding area in that this will have a unified zoning for all the properties owned by the church. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 21 – Z-0070-02

MINUTES – Continued:

PASTOR JAMES ROGERS, SR., 3850 Rose Canyon Drive, North Las Vegas, Nevada, appeared with REVEREND CHARLES BILBERRY, 104 Deerfly Way, Las Vegas, Nevada. PASTOR ROGERS said there is a great need in the community for these kinds of projects. They need more space for office use. In addition, there is a youth program where those individuals are either in school or working. They have another program called Welfare to Work, which is for individuals who have been on welfare and are now working or seeking jobs. He requested Condition 5 be waived as they would prefer to keep their desert landscaping.

Agenda Item No.: 21

TOM McGOWAN, citizen of Las Vegas, felt family life centers are needed in this community to prevent persons from becoming distressed. The applicants have the highest reputation in terms of spiritual guidance.

COMMISSIONER TRUESDELL was concerned that housing is not being developed because more C-V (Civic) zoning is being approved. He did not feel the cost of landscaping would be a problem if the church has the membership.

PASTOR ROGERS explained that Las Vegas Pioneers is a group that this church works with. This church buys up vacant homes and vacant land. Many of those homes are either being demolished or refurbished. They intend to assist with housing in the community.

SYLVIA SPENCER BROWN, 1134 Comstock Drive, said she manages the Family Life Center programs. Housing is needed in this area. They have many successes in their programs.

COMMISSIONER GOYNES explained that if properties are rezoned from residential to civic, they are taken off the tax rolls. Federal Government money is based on zoning. Shopping centers, gas stations, etc. are not coming into that area because of the zoning requirements. Perhaps the pastors should change the area to a church designation and get it into an historic realm by paving it with cobblestones, landscaping, etc., so it would be attractive for tourists. There is a mixture of people from all social backgrounds in that area.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 22 [Z-0070-02(1)] for further discussion.

(8:38 - 9:02)

2-2530

RECESS: 9:02 – 9:22

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 21 – Z-0070-02

CONDITIONS:

Planning and Development

- 1. A Resolution of Intent with a two-year time limit.
- 2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

- 3. Remove all substandard public street improvements, public alley improvements, and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
- 4. Landscape and maintain all unimproved right-of-way on Jefferson Avenue and on "D" Street adjacent to this site and submit an Encroachment Agreement for all landscaping and private improvements located in the Jefferson Avenue and "D" Street public rights-of-way adjacent to this site prior to issuance of permits or occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 22

DEPARTMENT: PLANNING & DEVELOPMENT	
DIRECTOR: ROBERT S. GENZER	CONSENT X DISCUSSION
SUBJECT:	
Z-0070-02(1) - GREATER NEW JERUSA	ALEM MISSIONARY BAPTIST CHURCH -
Request for a Site Development Plan Review and a Reduction in the Perimeter Landscaping	
Requirements FOR A 1,300 SQUARE FOOT FAMILY LIFE CENTER WITHIN AN	
EXISTING BUILDING on 0.17 acres at 308 Jefferson Avenue (APN: 139-27-211-029), R-4	
(High Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).	
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg. 0	Planning Commission Mtg. 0
City Council Meeting	City Council Meeting
RECOMMENDATION:	
Staff recommends APPROVAL.	

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions - Motion carried with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated access to this site will be from one existing driveway onto Jefferson Avenue. The building is currently developed as a single-family residential unit and will be converted to a Family Life Center, which will provide assistance to individuals in job placement and career counseling. The proposed center will be compatible with the adjacent development in the area subject to the recommended conditions regarding additional parking in the rear of the site and additional landscaping. The structure will retain a residential appearance. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 22 – Z-0070-02(1)

MINUTES – Continued:

PASTOR JAMES ROGERS, SR., 3850 Rose Canyon Drive, North Las Vegas, Nevada, appeared with REVEREND CHARLES BILBERRY, 104 Deerfly Way, Las Vegas, Nevada. PASTOR ROGERS requested Condition 5 be waived as they would prefer to keep their desert landscaping.

Agenda Item No.: 22

TOM McGOWAN, citizen of Las Vegas, felt Family Life Centers are needed in this community to prevent persons from becoming distressed. He felt the applicants have the highest reputation in terms of spiritual guidance.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 21 [Z-0070-02] for further discussion.

(8:38-9:02)

2-2530

RECESS: 9:02 – 9:22

CONDITIONS:

Planning and Development

- 1. Approval by the City Council of a Rezoning to a C-V (Civic) Zoning District.
- 2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 3. All development shall be in conformance with the site plan, except as amended by conditions herein.
- 4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect at least four additional parking spaces adjacent to the alley abutting the northern property line and the replacement of the two parking spaces in front of the building with one "Van Accessible" handicap parking space.
- 5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide additional landscaping in the front of the building by making the recommended changes to the parking.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 22 – Z-0070-02(1)

CONDITIONS - Continued:

6. Any proposed parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Agenda Item No.: 22

- 7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
- 8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall designed located and constructed to meet the approval of the Traffic Engineering Representative. If possible, parking spaces located off the public alley, if proposed or required, shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicles to maneuver into and out of the parking spaces, and shall be accessed via a continuously paved surface from the nearest existing paved street. No portion of the public right-of-way may be used to fulfill on-site parking requirements; this may necessitate the redesign of the existing parking lot; alternatively, a Petition of Vacation application may be submitted to eliminate excess public right-of-way adjacent to this site and extending the full length of the block on D Street and Jefferson Avenue. If the Vacation option is chosen, the Petition of Vacation shall be approved by City Council prior to formal occupancy of this site.
- 11. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0070-02 and all other subsequent site-related actions.

Agenda Item No.: 23

DIRECTOR: ROBERT S. GENZER CONSENT X DISCUSSION							
SUBJECT: Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).							
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Commission Mtg. 0 Planning Commission Mtg. 0							
City Council Meeting City Council Meeting							

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Items 23, 24 and 25 to the 10/24/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as his firm is a client of Kummer Kaempfer Bonner & Renshaw

NOTE: COMMISSIONER TRUESDELL announced his firm is involved with properties in Town Center, but not within the notice area.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there has been a request from the applicant to hold Items 23, 24 and 25 in abeyance for thirty days. There is going to be an application for a Special Use Permit for restricted gaming and they should all be heard at the same time.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He requested this item be held in abeyance for thirty days. They plan to submit a Special Use Permit for gaming and work with staff on revising the plans.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002 Planning and Development Department Item 23 – Z-0071-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 23 [Z-0071-02], Item 24 [U-0118-02] and Item 25 [Z-0071-02(1)] was held under Item 23 [Z-0071-02].

(6:08-6:09)

1-260

Agenda Item No.: 24

DEPARTMENT: PLANNING & DEVELOPMENT S. GENZER	MENT CONSENT X DISCUSSION						
BEHALF OF FRED LESSMAN - Request for to the north side of Deer Springs Way, app [PROPOSED: Durango Drive alignment] (AP	Y COMPANY AND ALBERT FLANGAS ON a Special Use Permit FOR A TAVERN adjacent proximately 330 feet west of El Capitan Way N: 125-20-201-017 and 018), U (Undeveloped) nation] [PROPOSED: TC (Town Center) Zone],						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Commission Mtg. 0 City Council Meeting	Planning Commission Mtg. 0 City Council Meeting						

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Items 23, 24 and 25 to the 10/24/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining inasmuch as he has a business relationship with Kummer Kaempfer Bonner & Renshaw

NOTE: COMMMISSIONER TRUESDELL announced his firm is involved with properties in Town Center, but not within the notice area.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there has been a request from the applicant to hold Items 23, 24 and 25 in abeyance for thirty days.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002 Planning and Development Department Item 24 – U-0118-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 23 [Z-0071-02], Item 24 [U-0118-02] and Item 25 [Z-0071-02(1)] was held under Item 23 [Z-0071-02].

(6:08-6:09)

1-260

Agenda Item No.: 25

DEPARTMENT: PLANNING & I DIRECTOR: ROBERT S. GEI		CONSENT	X DIS	CUSSION			
SUBJECT: Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [PROPOSED: Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).							
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Commission Mtg. City Council Meeting		Planning Commissic City Council Meeting	_	0			

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Items 23, 24 and 25 to the 10/24/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining inasmuch as he has a business relationship with Kummer Kaempfer Bonner & Renshaw

NOTE: COMMISSIONER TRUESDELL announced his firm is involved with properties in Town Center, but not within the notice area.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there has been a request from the applicant to hold Items 23, 24 and 25 in abeyance for thirty days.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

Agenda Item No.: 26

DIRECTOR: ROBERT S. GEN	_	CONSENT	X DI	SCUSSION		
SUBJECT: V-0086-95(2) - RANDY BLACK, Two Year Review of an approv ADVERTISING (BILLBOARD) SI ALLOWED THE SIGN TO BE WHERE 300 FEET IS THE MININ Boulevard (APN: 138-27-502-007), (1997)	ed Variance WI GN TO BE RAIS 150 FEET FROM MUM SEPARATI	HICH ALLOWEI SED TO A HEIGH M RESIDENTIAL ON ALLOWED (O AN OF HT OF 55 I ZONING at 1399 No	F-PREMISE FEET, AND DISTRICT rth Rainbow		
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commission Mtg. City Council Meeting		ning Commissio Council Meeting	_	0		

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 1 amended from two years to five years – UNANIMOUS with NIGRO abstaining as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 48 [DB-003-02] and declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this billboard is located along the east side of I-95, just south of the mini grand prix. It does not meet the 300-foot separation requirement from residential properties. If this item is recommended for approval, Condition 1 should be amended to a five-year review. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 26 – V-0086-95(2)

MINUTES – Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Randy Black, Sr. This billboard is oriented towards I-95. To the north is the grand prix and to the west is I-95. This billboard is located on C-1 (Limited Commercial) property where there is an existing mini-storage facility. To the east across Rainbow Boulevard is an R-CL (Residential Compact Lot) development. There have not been any significant changes in this area since this billboard was approved approximately two years ago. There is no graffiti on this billboard. Both sides of the billboard are leased to take advantage of northbound and southbound traffic on I-95. She requested Condition 1 be amended to a five year review period.

No one appeared in opposition.

COMMISSIONER EVANS wondered why staff has requested a five-year review rather than a two-year review when they are recommending denial. MR. CLAPSADDLE responded that the code changed in 1997 to institute the 300-foot separation requirement. This is the first time this billboard has been back before the Planning Commission since that change. It meets the standards of the code.

JENNIFER LAZOVICH added that there were two five-year reviews imposed previously.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:01-10:08)

3-1500

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 26 – V-0086-95(2)

CONDITIONS – Continued:

- 2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
- 3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
- 4. All City Code requirements and design standards of all City Departments shall be satisfied.

Agenda Item No.: 27

DEPARTMENT: PLANNING & DEVELOPMENT							
DIRECTOR:	ROBERT S. GEI	NZER		CONSENT	X DIS	CUSSION	
SUBJECT:							
V-0066-97(1) -	REESE FAMIL	Y TRUST -	Require	d Five Year R	eview of a	ın approved	
Variance WHICH	H ALLOWED A	AN EXISTI	NG 55 F	OOT HIGH	NON-CON	FORMING	
OFF-PREMISE A	DVERTISING (E	BILLBOARD) SIGN TO	O BE RAISED	TO A HEI	GHT OF 85	
FEET WHICH IS	60 FEET ABOVI	E THE ELEV	ATED FR	REEWAY GRA	DE WHER	RE 30 FEET	
ABOVE THE EI	LEVATED GRAI	DE IS THE	MAXIMU	M HEIGHT A	ALLOWED	; AND TO	
ALLOW THE	BILLBOARD	520 FEET	FROM	AN EXIST	ING OFF	F-PREMISE	
ADVERTISING	(BILLBOARD)	SIGN AND	30 FEE	T FROM AN	"R" DES	SIGNATED	
DISTRICT WHE	ERE 750 FEET	AND 300	FEET A	RE THE MI	NIMUM 1	DISTANCE	
SEPARATIONS	REQUIRED at	616 "H" S	Street (Al	PN: 139-27-310	0-069), C-	1 (Limited	
Commercial) Zone	e, Ward 5 (Weekly	y).					
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:							
Planning Comn	nission Mtg.	0	Planning	Commissio	n Mtg.	0	
City Council Me	_		•	ncil Meeting	_		
				•			
DECOMMENDA	TION:						

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions with Condition 1 amended to a fiveyear review - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this billboard was originally approved in 1981. In 1997 it was changed to its current height of 85 feet. It is 60 feet above the grade of the freeway. In 1997 there was a required five-year review. It does not meet the Residential Separation requirements, nor the separation requirements from other billboards. Staff recommended denial.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 27 – V-0066-97(1)

MINUTES – Continued:

ATTORNEY WILLIAM BROWN, Callister & Reynolds, 823 Las Vegas Boulevard South, appeared in order to represent the Reese Family Trust. He requested Condition 1 be amended to five years instead of two years. He concurred with the conditions with the exception of Condition 1

Agenda Item No.: 27

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to the appearance of this type of billboard and the five-year review.

There was no further discussion.

COMMISSIONER TRUESDELL felt five years is appropriate because in that length of time there will not be residences within that area.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:08 - 10:11)

3-1740

CONDITIONS:

Planning and Development

- 1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
- 2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
- 3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
- 4. All City Code requirements and design standards of all City Departments shall be satisfied.

Agenda Item No.: 28

DEPARIMENT: P	LANNING &	DEVELOPM	IEN I			
DIRECTOR: R	OBERT S. GE	NZER		CONSENT	X DIS	SCUSSION
SUBJECT:						
V-0065-02 - AME	RICAN PREM	IERE, INC.	- Request	for a Variance	TO ALLO	OW A 12.75
FOOT FRONT YA	RD SETBACE	K WHERE 2	0 FEET I	S THE MININ	MUM FRC	ONT YARD
SETBACK REQUI	RED AND TO) ALLOW A	33.49 RE	EAR YARD SI	ETBACK '	WHERE 35
FEET IS THE MI	NIMUM REAF	R YARD SE	TBACK F	REQUIRED at	1910 Colu	umbia Crest
Court (APN 163-0	14-315-006), U	(Undevelop	oed) Zone	[DR (Desert	Rural) G	eneral Plan
Designation], Ward	1 (M. McDona	ld).				
PROTESTS RECE	IVED BEFOR	<u>₹E:</u>	APPRO\	/ALS RECEIV	<u>'ED BEFC</u>	<u>)RE:</u>
Planning Commis	ssion Mtg.	1	Planning	Commissio	n Mtg.	0
City Council Mee	ting		City Cou	incil Meeting		
RECOMMENDAT	ION:					

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS with TRUESDELL not voting

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that in 1998 along Columbia Crest Court there was a front yard setback Variance approved. In the year 2000 at 1920 Columbia Crest Court there was a rear yard setback Variance approved. The lot is odd shaped. Staff recommended approval subject to the conditions.

TODD STRATTON, American Premiere Homes, 235 West Brooks Street, North Las Vegas, Nevada, appeared in order to represent the application. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 28 – V-0065-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:11-10:13)

3-1860

CONDITIONS;

Planning and Development

- 1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
- 2. The distance from the face of a front-loading garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet.
- 3. All development must be in conformance with the site plan submitted with the application.

Agenda Item No.: 29

DEPARTMENT: PLANNING & DIRECTOR: ROBERT S. GE			ONSENT	X DI	ISCUSSION			
SUBJECT: V-0066-02 - BLIND CENTER OF NEVADA - Request for a Variance TO ALLOW A 15 FOOT 4 INCH FREESTANDING GROUND SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED at 1001 North Bruce Street (APN: 139-26-201-011), C-V (Civic) Zone, Ward 5 (Weekly).								
PROTESTS RECEIVED BEFOR	<u>RE:</u> /	<u>APPROVA</u>	LS RECEIV	/ED BEF	ORE:			
Planning Commission Mtg. City Council Meeting		_	Commissio cil Meeting	_	0			

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

McSWAIN - DENIED - Motion carried with GOYNES and QUINN voting NO

This is final action.

NOTE: QUINN made a previous motion for approval subject to conditions. Motion did not carry with EVANS, GALATI, McSWAIN, NIGRO and TRUESDELL voting NO

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that a concern is the wrought iron fence that surrounds the property. The building permit indicates that fence was originally permitted for 6' 8". Staff found that it is less than 10 feet. In this instance, a 12-foot sign that meets the code is not going to have an obstructed view because of the wrought iron fence. Secondly, this request does not meet the sign standards of the code in that the width of the pole holding up the sign will have to be reduced in width in order to meet the standards, which is either two ground contacts of at least three feet in width or 20% of the sign, whichever is smaller. There is no hardship or legitimate reason to grant this Variance. Staff recommended denial.

City of Las Vegas

Agenda Item No.: 29

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 29 – V-0066-02

MINUTES – Continued:

BRYON DAVIS, 1001 North Bruce Street, board member of the Blind Center of Nevada, appeared on behalf of the application. Over the past year there has been a beautification project at the Blind Center to improve the appearance of the property and obtain more security. This property is near homeless shelters. When they put up the fence it was at a height of six feet. A contractor donated landscaping. This is located in the downtown redevelopment corridor. They measured the location to get a height that would be necessary as the traffic is approaching and came up with 15 feet. The sign is 35 square feet. Some of their clients have missed the center.

COMMISSIONER McSWAIN asked when their clients were not being able to locate the building if there was any signage. MR. DAVIS answered that their old sign was in the parking lot in bad condition so they removed it. COMMISSIONER McSWAIN noted that this is a residential area. There does not appear to be anything interfering with observing the sign. MR. DAVIS pointed out on the monitor that to the north is a housing project, which the Blind Center is trying to acquire from the City. To the south is a vacant lot. To the east is the back wall of a housing development. The top of the sign is approximately 5 feet by 7 feet. Below that is an insignia of the Lions Club, which is a Blind Center sponsor. To the bottom of that insignia is 7 feet 6 inches. The Blind Center employs, educates and has social activities. They have about 150 clients who are either visually impaired or totally blind.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:13-10:22)

3-1950

Agenda Item No.: 30

DEPARTMENT: PLANNING & DEVELOPMENT								
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X DIS	SCUSSION		
SUBJECT:								
V-0069-02 - GIZ	MO LIVING TE	RUST - Regu	uest for a V	ariance TO Al	LLOW A Z	ERO FOOT		
SIDE SETBACK		-						
PROPOSED RET								
and Regulus Dri		•			-			
(Industrial) Zones			, ,			.,		
	,	,						
PROTESTS REC	CEIVED BEFO	RE:	APPROV	ALS RECEI	/ED BEFO)RE:		
Planning Comm	nission Mtg.	0	Planning	Commissio	n Mtg.	0		
City Council Me	_		_	ncil Meeting	_			
RECOMMENDA	TION:							
Staff recommends								

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

EVANS – APPROVED subject to condition - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that many of the surrounding buildings are built to the property line. In this case, this would be compatible with the area. Staff recommended approval subject to the condition.

QUINN JOHNSON, The Johnson Company, 5675 East Telegraph Road, Suite #400, Commerce, California 90040, appeared in order to represent the application. The zero lot line was originally brought to their attention by staff to reduce the collection of trash and vagrancy. He concurred with the condition.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 30 – V-0069-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 31 [SD-0040-02] for further discussion.

(10:22 - 10:28)

3-2350

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Agenda Item No.: 31

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		IENT	CONSENT	X DIS	SCUSSION		
SUBJECT: SD-0040-02 - GIZMO LIVING TRUST - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 13,218 SQUARE FOOT RETAIL BUILDING on 0.87 acres adjacent to the southeast corner of Valley View Boulevard and Regulus Drive (APN: 162-08-410-019 and 020), C-1 (Limited Commercial) and M (Industrial) Zones, Ward 1 (M. McDonald).								
PROTESTS RE	CEIVED BEFOI	RE:	APPROV	ALS RECEI	VED BEFO	DRE:		
Planning Comn City Council Me		0	_	g Commission	_	0		
RECOMMENDA Staff recommends								

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the layout of this request is effective. The building elevations conform to the surrounding area. Staff would like to have additional landscaping in some of the planter fingers. Staff recommended approval subject to the conditions.

QUINN JOHNSON, The Johnson Company, 5675 East Telegraph Road, Suite #400, Commerce, California 90040, appeared in order to represent the application. They are willing to add more trees. He concurred with the conditions.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 31 – SD-0040-02

MINUTES – Continued:

No one appeared in opposition.

COMMISSIONER McSWAIN felt she could support the setback, but does not want to have the landscaping reduced.

Agenda Item No.: 31

MR. JOHNSON said the reduction in landscaping is not an issue of economics, but site utilization. They would prefer to provide more street trees and more shrubs, as opposed to gravel. MR. CLAPSADDLE felt the landscaping could be worked out.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 30 [V-0069-02] for further discussion.

(10:22 - 10:28)

3-2350

CONDITIONS:

Planning and Development

- 1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
- 3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
- 4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect additional 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters as directed by staff. The applicant is encouraged to work with staff for the location of additional landscaping.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 31 – SD-0040-02

CONDITIONS - Continued:

- 5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
- 6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
- 7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
- 9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
- 10. Any utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southeast corner of Valley View Boulevard and Regulus Drive prior to the issuance of any permits.
- 13. Construct all incomplete half-street improvements on Valley View Boulevard and Regulus Avenue adjacent to this site concurrent with development of this site.
- 14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

ANNING COMMISSION MEETING OF SERTEMBER 26, 2002

Agenda Item No.: 31

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 31 – SD-0040-02

CONDITIONS - Continued:

- 15. Coordinate with the Clark County Sanitation District to provide public sewer service to this site prior to the submittal of sewer related construction drawings. An interlocal agreement with the Clark County Sanitation District must be executed prior to the issuance of any permits for this site.
- 16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed driveway accessing Valley View Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a; the proposed driveway accessing Regulus Drive shall be designed, located and constructed to meet the approval of the Traffic Engineering Representative.
- A Traffic Impact Analysis must be submitted to and approved by the Department of 17. Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 31 – SD-0040-02

CONDITIONS – Continued:

- 18. Landscape and maintain all unimproved right-of-way on Valley View Boulevard adjacent to this site.
- 19. Submit an Encroachment Agreement for all private improvements located in the Valley View Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

Agenda Item No.: 32

DEPARTMENT: DIRECTOR:	ROBERT S. GE		IENT CONSEN	IT X D	ISCUSSION
ADVERTISING ALLOWED A 14 adjacent to the so	- Required Two 4 FOOT X 48 FO outheast corner o	o Year Revie OOT OFF-PR of Charleston	ILLIPS ON BEHAL w on an approved S EMISE ADVERTIS Boulevard and Redy Commercial) General	special Use Pe ING (BILLBO wood Street (A	ermit WHICH DARD) SIGN APN: 163-02-
PROTESTS RE	CEIVED BEFOI	RE:	APPROVALS RE	CEIVED BEF	ORE:
Planning Comr City Council M		1	Planning Commis City Council Mee	_	0
RECOMMENDA	ATION:				

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with EVANS, GALATI and McSWAIN voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this billboard is a legal nonconforming use. Generally when there is a Special Use Permit under these circumstances, staff has consistently recommended approval. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 32 – U-0027-95(2)

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. The property owner should invest some of the income from the billboard to clean up the property.

CHAIRMAN GALATI clarified that this property is under construction.

COMMISSIONER McSWAIN objected to the appearance of the opposite side of the billboard. She does not support billboards along Charleston Boulevard. MR. NAFTZGER said when Lamar Outdoor Advertising acquired the billboard it was built in a different manner because of some tall trees

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:28 - 10:32)

3-2600

CONDITIONS:

Planning and Development

- 1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
- 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Agenda Item No.: 33

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		ENT CONSE	NT X D	ISCUSSION
OUTDOOR ADV WHICH ALLOW	YERTISING - RO YED A 14 FOOT 2	equired Two `X 48 FOOT O	COUNTY, INC. Year Review of an OFF-PREMISE AD 13-001), R-4 (Hig	approved Special VERTISING (B.	al Use Permit ILLBOARD)
PROTESTS RE	CEIVED BEFOR	RE:	APPROVALS R	ECEIVED BEF	ORE:
Planning Comm City Council Mo	_	3	Planning Comm City Council Me		0
RECOMMENDA Staff recommends					

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with GALATI and TRUESDELL voting NO

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this billboard was originally approved in 1995. It is on the south side of I-95, north of Stewart Avenue, and is a legal non-conforming use. Staff recommended approval subject to the conditions

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. This billboard is oriented towards the freeway.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 33 – U-0041-95(2)

MINUTES – Continued:

AL GALLEGO, citizen of Las Vegas, appeared in protest and objected to the Lamar Outdoor Advertising signs that do not have any copy on them.

TODD FARLOW, 240 North 19th Street, appeared in protest. This area is being cleaned up. This sign is right next to a residential neighborhood.

TOM McGOWAN, citizen of Las Vegas, appeared in protest. This sign has two faces. It is disreputable on one side.

COMMISSIONER McSWAIN noted that the Staff Report indicates this property does not have the appropriate zoning and the adjacent property has the appropriate zoning. MR. CLAPSADDLE said at the time this billboard was constructed it was permitted in a residential zone. Secondly, a required five-year review under the same circumstances as exist today was approved on 9/6/2000.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:32 - 10:37)

3-2800

CONDITIONS:

Planning and Development

- 1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
- 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Agenda Item No.: 34

DEPARTMENT: PLANNING & DIRECTOR: ROBERT S. GE		NT CONSENT	X DIS	CUSSION			
SUBJECT: U-0115-02 - DANA KANNE, ET AL ON BEHALF OF PMD ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY DEVELOPMENT adjacent to the west side of Torrey Pines Drive, approximately 600 feet north of Ann Road (APN: 125-26-403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).							
PROTESTS RECEIVED BEFOR	RE: A	PPROVALS RECEIV	VED BEFO	RE:			
Planning Commission Mtg. City Council Meeting		lanning Commissio ity Council Meeting	_	0			
RECOMMENDATION: Staff recommends APPROVAI							

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is intended to allow a private street within an 18 lot single-family development. The applicant is proposing to construct a 40foot wide private street, which is within the parameters of the standards of the Las Vegas Subdivision Code, Title 18. Staff recommended approval subject to the conditions.

MICHAEL PATRY, Wright Engineers, 7310 Smoke Ranch Road, Suite R, appeared in order to represent the applicant. The private street terminates in a cul-de-sac. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 34 – U-0115-02

MINUTES – Continued:

CHARLES P. WATSON, 10321 Eagle Vale Avenue, appeared in protest. He has five acres in the area. He expressed his concern about the dirt easement on the property adjacent to Rebecca Lane as he wondered who would be responsible for air control. About a month ago a construction company working on Ann Road dumped 100 tons of dirt on his property. Subsequently, he received a letter from the construction company stating they will put his property back to a crust. Eventually his property will be annexed into the city. MICHAEL PATRY explained that 30 feet should be dedicated along Rebecca Lane. DAVID GUERRA, Public Works, added that he was unaware of the dirt that was dumped on MR. WATSON'S property along Rebecca Lane and El Campo Grande on the west half. Thirty feet is already dedicated for the full length of Rebecca Lane between those two streets. There will be an emergency crash gate. CHAIRMAN GALATI said that air quality control is a County agency.

CHARLENE HENSLEY appeared in protest. She has a well at the back of her property as well as an electrical easement and was concerned about accesses.

ROBERT HANNAH, 5712 Torrey Pines Drive, appeared in protest. He was concerned about the traffic in front of his house, as well as water and sewer services to the applicant's property.

CHAIRMAN GALATI announced this item would be trailed so the applicant and protestants could obtain more information on this item with staff.

CHAIRMAN GALATI recalled this item after Item 38 [Z-0137-95(5)] was heard.

MR. PATRY said he has spoken with the landowners of this property and explained to them that this Special Use Permit is strictly for the purpose of a private street that will terminate in a crash gate. It will be a gated community. The adjacent R-E (Residential Estates) will not be affected. He concurred with the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:37 - 10:46/11:09 - 11:10)
3 - 3100/4-690



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 34 – U-0115-02

CONDITIONS:

Planning and Development

- 1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
- 2. The private street shall be subject to all of the conditions specified in Section 19A.04.050(B) of the Las Vegas Zoning Code.
- 3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
- 4. The City is permitted to examine the street to determine its compliance with approved standards.
- 5. All City Code requirements and design standards of all City departments must be satisfied.
- 6. The design and construction of Torrey Pines Drive shall incorporate a bike route.

Public Works

- 7. Private streets shall be identified as "Public Drainage Easements to be privately maintained" and shall also provide public sewer easements.
- 8. The proposed 40 foot wide "special design" for the private streets is acceptable providing no sidewalks are proposed within the 40-foot width.

Agenda Item No.: 35

DEPARTMENT: PLANNING & DEVELOPMENT						
DIRECTOR: ROBERT S. GENZ	ER	CONSENT	X DIS	SCUSSION		
SUBJECT:						
U-0116-02 - CITY OF LAS VEG	AS ON BEH	ALF OF LAS VEC	GAS METR	OPOLITAN		
POLICE DEPARTMENT - Request for a Special Use Permit FOR A RADIO, TV,						
MICROWAVE, COMMUNICATION TOWER at 1851 Stella Lake Street (APN: 139-21-416-						
005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commission Mtg. 1	Pla	nning Commissi	on Mta.	0		
City Council Meeting		y Council Meetin	_			
		,	9			

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

QUINN – ABEYANCE of Items 35 and 36 to the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is to allow a 100-foot tall radio communication tower located at the Larry C. Bolden Area Command Substation. This tower is intended to improve the communications required to facilitate public safety. It will consist of metal latticework. The Zoning Code does not indicate any standards for such a tower. Staff has a concern with the appearance of the tower, so there are conditions requiring the tower to be painted "desert tan" in an effort to blend in with the surrounding area. Staff recommended approval subject to the conditions.

City of Las Vegas

Agenda Item No.: 35

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 35 – U-0116-02

MINUTES – Continued:

JOHN SARGENT, KGA Architecture, 4170 South Decatur Boulevard, Suite B-5, appeared on behalf of the Las Vegas Metropolitan Police Department. He concurred with staff's conditions.

AL GALLEGO, citizen of Las Vegas, appeared in protest. Radio signals radiate line of sight. Those signals come from Black Mountain. He wondered why there is a need for a 100-foot tall tower. There is nothing in that area that would obstruct the radio signals. A 50-foot tall tower should be sufficient. He does not want these towers in every police substation. Perhaps a palm tree could be placed in front of the tower to camouflage it.

COMMISSIONER McSWAIN asked if the tower has to be on the same site as the substation. MR. SARGENT said that is not necessary. This tower is replacing another tower. They have had a tower in the parking lot of the Walker Furniture store, but the rent has just been raised. It is more convenient and less expensive to place this tower on property owned by the City of Las Vegas.

COMMISSIONER McSWAIN was concerned about the location of the tower.

COMMISSIONER TRUESDELL wondered if this tower would get outside of the adjacency of the neighbors if the tower were moved closer to the street. Also, does the tower have to be 100 feet tall? MR. JESCHKE explained that at the proposed location it is set back from the street so it would not overwhelm the street. The middle school has a large gymnasium on that end of the property. MR. SARGENT added that the finished floor of the middle school is ten feet above the finished grade of this tower. Metro has advised him the tower needs to be 100 feet tall.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 36 [V-0062-02] for further discussion. (10:46-10:55)

3-3600

Agenda Item No.: 36

	ANNING & DEVELOP DBERT S. GENZER		DISCUSSION			
SUBJECT: V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commiss City Council Meeti		Planning Commission Mtg. City Council Meeting	0			

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

QUINN – ABEYANCE of Items 35 and 36 to the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this tower is located on the far northwestern corner of the site adjacent to the Charles West Middle School and next to the parking lot for the substation. The nearest residential dwelling is approximately 244 feet to the southwest of this site. There is a unique circumstance in that the property is very narrow and long. The location of the tower on the site is almost as far away from the residential properties as possible, given the shape of the site. Staff recommended approval subject to the conditions.

City of Las Vegas

Agenda Item No.: 36

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 36 – V-0062-02

MINUTES – Continued:

JOHN SARGENT, KGA Architecture, 4170 South Decatur Boulevard, Suite B-5, appeared on behalf of the Las Vegas Metropolitan Police Department. He concurred with staff's conditions.

AL GALLEGO, citizen of Las Vegas, appeared in protest. He wondered why there is a need for a 100-foot tall tower.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 35 [U-0116-02] for further discussion.

(10:46-10:55)

3-3600

Agenda Item No.: 37

DEPARTMENT DIRECTOR:	PLANNING & ROBERT S. GE		ENT CONSEN	T X DI	SCUSSION	
SUBJECT: U-0117-02 - LODGE LAS VEGAS SHRINE ON BEHALF OF LUIS PEDEMONTE - Request for a Special Use Permit FOR A WAIVER OF THE MINIMUM 400-FOOT SEPARATION REQUIREMENT FROM A CITY PARK FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT at 2319 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Comr City Council Me		0	Planning Commis City Council Mee	_	0	
RECOMMENDA Staff recommends						

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with additional condition of a one year review - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is to allow an existing restaurant to sell alcoholic beverages to complement their menu. The Zoning Code requires that any restaurant service bar be located a minimum of 400 feet from any church, park, school, synagogue, or day care licensed for more than 12 children. In this case, there is the Jaycee Park located directly adjacent to the north end of this site. However, this restaurant service bar is located on the same parcel as two taverns. Therefore, this restaurant service bar is a much less intense use than the two taverns on the site. It can be operated in a manner that is harmonious and compatible with the surrounding area. Staff recommended approval subject to the conditions.

City of Las Vegas

Agenda Item No.: 37

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 37 – U-0117-02

MINUTES – Continued:

LUIS PEDEMONTE, 4622 Baby Bird Lane, explained that he wants to serve beer and wine in his Peruvian restaurant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, asked if this Special Use Permit goes with the property. CHAIRMAN GALATI said this Special Use Permit goes with the use.

COMMISSIONER TRUESDELL noted that this restaurant includes a stage and dance floor. COMMMISSIONER EVANS asked the applicant to explain exactly what this restaurant offers. MR. PEDEMONTE replied that it is a family restaurant where there are weddings with dancing.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:55 - 11:01)

4-250

CONDITIONS:

Planning and Development

- 1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
- 2. Conformance to all Minimum Requirements under Title 19A.04.050 for the Restaurant Service Bar use.
- 3. Approval of this Special Use Permit does not constitute approval of a liquor license.
- 4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
- 5. All City Code requirements and design standards of all City departments must be satisfied.

Agenda Item No.: 38

DEPARTMENT:			IENT	CONCENT	N DI	2011001011
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X DIS	SCUSSION
SUBJECT:						
Z-0137-94(5) -						
STROH, ARCHIT		1		1		
in Parking Lot Landscaping Requirements FOR A MIXED USE DEVELOPMENT						
CONSISTING OF 72,171 SQUARE FEET OF OFFICE SPACE AND 29,440 SQUARE FEET						
OF RETAIL SPACE on 7.86 acres adjacent to the west side of Rancho Drive approximately						
600 feet south of Craig Road (APN: 138-02-701-009), R-E (Residence Estates) and C-2 (General						
Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Comm	nission Mtg.	0	Planning	Commissio	n Mtg.	0
City Council Me	eting		_	ncil Meeting	_	
-	_		-			
DECOMMENDA	TION.					

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions with Condition 6 amended to delete the last sentence and additional condition of a reduction in the parking lot landscaping - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is intended to allow a 101,611 square foot office retail development. Access to the site is from one driveway onto Rancho Drive and another driveway onto Torrey Pines Drive. Two retail buildings are situated along the Rancho Drive frontage with five additional office buildings to the rear of the site. The submitted site plan and landscape plan depict an efficient layout of buildings and access with parking. The elevations depict an attractive building design. However, the side and rear elevations need additional articulation. The rear elevations indicate metal rollup doors. The majority of the rollup doors will be adequately screened from the adjacent residential properties. However, the

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 38 – Z-0137-94(5)

MINUTES – Continued:

building closest to the residential, which is noted as Office 4 on the southwestern corner of the site, has rollup doors, which should be prohibited on that building. There is a condition indicating that request. Staff recommended approval subject to the conditions.

JAMES STROH, JSA Architects, 6126 South Sandhill Road, Suite I, appeared on behalf of Northbrook, LLC, developer, and asked to discuss some of the conditions. There have been several meetings with the neighbors. They support this project, including the minor landscape waiver and the doors on the back of Office 4. Those doors are going to be screened by a more intense landscape buffer than is otherwise required by code. The neighbors that are directly adjacent are in favor of approving the application with those doors. In addition, they have provided a 40-foot landscape buffer along Rancho Drive, a 20-foot landscape buffer along Torrey Pines Drive, enhanced landscaping throughout the center drive, and an enhanced landscape buffer along the south and north, which includes intense landscape adjacent to the residents. The neighbors also support the landscape waiver of parking lot landscaping.

COMMISSIONER GOYNES commended the applicant on this proposal. He asked if there will be a controlled access gate. MR. STROH replied that a gate will not be a part of this office complex.

No one appeared in opposition.

There was no further discussion

CHAIRMAN GALATI declared the Public Hearing closed.

(11:01 - 11:09)

4-440

CONDITIONS:

Planning and Development

- 1. The Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
- 3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 38 – Z-0137-94(5)

CONDITIONS – Continued:

- 4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24 inch box trees planted a maximum of 20 feet on center and a minimum of four five gallon shrubs for each tree within provided planters along the east, south and west property lines; and 24 inch box trees planted a maximum of 30 feet on center and a minimum of four five gallon shrubs for each tree within the provided planter along the north property line.
- 5. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect parking lot landscape islands at a ratio of one for every six parking spaces. Each landscape island shall include one 24-inch box tree and shall have a minimum width of five feet and a minimum length equal to the adjacent parking space.
- 6. The side rear elevations shall be revised and approved by the Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. In addition, the roll-up doors shall be prohibited on the southwestern most building (Office 4 on the submitted site plan).
- 7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
- 8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
- 9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from abutting streets.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 38 – Z-0137-94(5)

CONDITIONS – Continued:

- 10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. In addition, Wallpack lighting be prohibited along the rear elevations of Office 4 and Office 5 as indicated on the submitted site plan.
- 11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
- 12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 15. Construct all incomplete half-street improvements on Rancho Drive and Torrey Pines Drive adjacent to this site concurrent with development of this site.
- 16. Provide a 20-foot wide public sewer easement across this parcel to service the adjacent parcel to the north (APN: 138-02-701-008) along an alignment acceptable to the City Engineer. This condition shall not be enforced if an acceptable alternative public sewer access plan for the referenced parcel is submitted to and approved by the Department of Public Works.
- 17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 38 – Z-0137-94(5)

CONDITIONS – Continued:

- A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
- 19. An Encroachment Permit from the Nevada Department of Transportation must be obtained for all improvements in the Rancho Drive public right-of-way.
- 20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Agenda Item No.: 39

DEPARTMENT:	PLANNING &	DEVELOPM	ENT			
DIRECTOR:	ROBERT S. GE	NZER		CONSENT	X DI	SCUSSION
SUBJECT:						
Z-0072-00(2) -	CITY OF	LAS VEGAS	S ON B	EHALF OF	CHARTEI	R SCHOOL
DEVELOPMENT	FOUNDATION	V - Request	for a Site	e Developmer	nt Plan Rev	view FOR A
57,838 SQUARE	FOOT ADDITIO	ON TO THE A	ANDRE A	GASSI COLL	LEGE PREI	PARATORY
ACADEMY CON						
ELEMENTARY		,				
SQUARE FOOT						
(APN: 139-21-702				//	Residence I	Estates) Zone
under Resolution	of Intent to C-V (Civic), Ward	5 (Weekly	<i>i</i>).		
						_
PROTESTS RE	CEIVED BEFOR	RE:	APPRO\	VALS RECEI	VED BEF	ORE:
Planning Comn	nission Mtg.	0	Planning	g Commissio	on Mtg.	1
City Council Me	eting		City Cou	ıncil Meeting	g	
	_		-			
RECOMMENDA	TION:					

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is to allow an addition to an elementary school, a new middle school, and a new multi-purpose building on the Andre Agassi College Preparatory Academy on Lake Mead Boulevard. The site plan depicts adequate parking and landscaping. Access to this site is from an existing two-way driveway on Lake Mead Boulevard and J Street. Parking is along the perimeter of Lake Mead Boulevard and J Street frontages. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 39 – Z-0072-00(2)

MINUTES – Continued:

ROBERT GURDISON, CSA Architects, 1919 South Jones Boulevard, Suite C, appeared on behalf of the Agassi Foundation.

TOM McGOWAN, citizen of Las Vegas, felt this application should be approved.

VERLEAN WHITLEY, 5644 Divot Place, appeared in approval. She was concerned that the applicant may want to purchase her relatives' house, which she owns, at 1213 Bailey Drive. COMMISSIONER McSWAIN explained that she would have to agree to sell her property. MR. JESCHKE noted that this is a request to expand the school on property which they already own.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:10 – 11:16) **4-750**

CONDITIONS:

Planning and Development

- 1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
- 2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
- 3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
- 4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
- 5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 39 – Z-0072-00(2)

CONDITIONS - Continued:

- 6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
- 8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
- 9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
- 11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
- 13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 39 – Z-0072-00(2)

CONDITIONS – Continued:

- 14. Coordinate with the Traffic Engineering Division to determine appropriate alignments, easements, and construction necessary to extend the pedestrian access walkway from the south edge of this site to a location acceptable to the Traffic Engineer unless a viable alternative is accepted by the City of Las Vegas Traffic Engineer
- 15. An update to the previously approved Traffic Impact Analysis (or other related traffic information acceptable to the Traffic Engineer) must be submitted and approved by the Department of Public Works.
- 16. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
- 17. Site development to comply with all applicable conditions of approval for Z-72-00 and all other subsequent site-related actions.

Agenda Item No.: 40

DEPARTMENT: DIRECTOR:	PLANNING & DEVELO ROBERT S. GENZER		DISCUSSION			
SUBJECT: MSP-0007-02 - SIMON CHELSEA LAS VEGAS DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED 478,028 SQUARE FOOT OUTLET MALL (Las Vegas Premium Outlets) adjacent to the southwest corner of Grand Central Parkway and Bonneville Avenue (APN: 139-33-710-001), PD (Planned Development) Zone, Ward 5 (Weekly).						
PROTESTS REC	CEIVED BEFORE:	APPROVALS RECEIVED BE	FORE:			
Planning Comm City Council Me		Planning Commission Mtg. City Council Meeting	0			
RECOMMENDA Staff recommends						

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - UNANIMOUS with NIGRO abstaining as his firm is a client of Kummer Kaempfer Bonner & Renshaw

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is intended to allow the proposed signage package for the Chelsea Outlet Mall. All signs will consist of materials that are similar to the approved buildings. No animated signs are being proposed. The applicant is proposing three monument signs at the major entrance points of the site and various wall signage along points of the building facade. In addition, three existing off-premise advertising billboard signs are being refurbished and relocated on the site. The signage will meet or exceed the minimum requirements of the Las Vegas Zoning Ordinance, Title 19. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002
Planning and Development Department

Item 40 - MSP-0007-02

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the Chelsea Property Group. About a year ago this project came before the Planning Commission as the Las Vegas Premium Outlets. That outlet is under construction and this is the final part of the approval process. They will have a two-faced tri-vision sign with stucco finish and colored architectural feature. There are four pole signs. These signs are the first architecturally enhanced signs in Las Vegas. He concurred with staff's conditions.

Agenda Item No.: 40

No one appeared in opposition.

COMMISSIONER TRUESDELL felt these signs show flexibility in the sign code.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:16-11:22)

4-940

CONDITIONS:

Planning and Development

- 1. Conformance to the site plan and elevations as submitted.
- 2. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

- 3. Site development to comply with all applicable conditions of approval for Z-100-97, the approved Traffic Impact Analysis, and all other site-related actions.
- 4. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Agenda Item No.: 41

DEPARTMENT: PLANNING &	_					
DIRECTOR: ROBERT S. GE	NZER	CONSENT	X DIS	SCUSSION		
0115 1507						
SUBJECT:						
MSP-0008-02 - MONEYTREE, I	NC. ON BEHALF	OF ROBERT BAS	LLEW - R	Request for a		
Master Sign Plan FOR AN APPROVED FINANCIAL INSTITUTION at 2950 West Sahara						
Avenue (APN: 162-05-816-006), F						
C-1 (Limited Commercial) Zone, W	· •		resolution	or michi to		
C-1 (Ellinted Collinercial) Zone, v	valu i (ivi. ivicidoliai	1).				
PROTESTS RECEIVED BEFOR	SE. VDDE	OVALS RECEI	VED BEE	DRE:		
PROTESTS RECEIVED BETOI	AFFT	OVALS ILLULI	VLD DLI (JKL.		
Planning Commission Mtg.	1 Planr	ing Commission	on Mtg.	0		
City Council Meeting	City (ouncil Meeting	a			
_			•			

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with an additional condition requiring that the final color scheme of the building and signage be reviewed by City staff prior to issuance of a Certificate of Occupancy. - UNANIMOUS

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is intended to allow the proposed signage package for an approved Moneytree financial institution. The applicant is proposing a double-faced 35-foot tall pylon sign and wall signage on the north, south and east faces of the building. This signage will meet or exceed the requirements of the Las Vegas Zoning Ordinance, Title 19. There should be an additional condition requiring that the final color scheme of the building and signage be reviewed by City staff prior to issuance of a Certificate of Occupancy. Staff recommended approval subject to the conditions.

ROBERT BALLEW, Moneytree, Inc., 2800 West Sahara Avenue, Suite 6E, concurred with the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 41 – MSP-0008-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to the appearance of these signs.

COMMISSIONER McSWAIN noted that one of the conditions is to redesign the pylon sign to meet the freestanding sign design standards. MR. BALLEW said the two support columns were originally cylindrical steel posts. They are putting a metal cover that will be painted to match the stucco.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:22 - 11:28)

4-1160

CONDITIONS:

Planning and Development

- 1. The proposed pylon sign shall be redesigned to meet the freestanding sign design standards of [19.14.020(N)].
- 2. Address numbers shall be provided as required by the Planning and Development Department.
- 3. No temporary signage shall be allowed on the entire site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

4. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

Agenda Item No.: 42

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE		CONS	ENT	X D	ISCUSSION
SUBJECT: VAC-0064-02 - U.S. HOME CORPORATION - Petition to vacate a portion of Maverick Street between Elkhorn Road and Eisner Drive and Severance Lane from Jones Boulevard to Maverick Street, Ward 6 (Mack).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Comn City Council Me	_	3	Planning Comr City Council M		_	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as U.S. Home Corporation is a client of their firms and QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that staff recommended approval subject to the conditions.

DENNIS WERTZLER, Carter & Burgess, 6655 South Bermuda Road, appeared on behalf of the applicant. This is a request for a Vacation of previously dedicated right-of-way that has not been improved as a street. This Vacation would allow a project to continue. He concurred with staff's conditions.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 42 – VAC-0064-02

MINUTES – Continued:

JOHN CARROW, Henderson, Nevada, appeared in order to represent the owners of property in the subject area in protest. Those owners are concerned about the southern border of their 10-acre parcel along Severance Lane as this Vacation will leave the 10-acre parcel with no southern access.

MR. JESCHKE explained that the western half of Maverick Street has never been dedicated. This Vacation is to vacate the eastern half of Maverick Street and the whole width of Severance Lane from Jones Boulevard to Maverick Street. This parcel was annexed from the County to the City last year.

ROBERT GENZER, Director, Planning and Development, suggested that MR. CARROW meet with the applicant. There was a public hearing on the 9/4/2002 City Council meeting regarding the rezoning and site plan for this site, which was approved without Severance Lane going through. This is simply a Vacation of the existing right-of-way, which will coincide with the site plan that the Council has already approved.

TOM McGOWAN, citizen of Las Vegas, was concerned about the value of the subject property if this is approved. MR. GENZER responded that he did not have that information.

HEPAL SAHONOMOS appeared on behalf of the adjacent property owners in opposition. Those owners did not receive notification that on 9/4/2002 there was a hearing that took away a southern street that touched their parcel. They had originally purchased a parcel of land that had three accesses: Jones Boulevard, Severance Lane, and Eisner Drive.

MR. JESCHKE clarified that no property will be taken from adjacent property owners. The half-street width of Severance Lane will be given to the property to the north. The Vacation will go down the center line of Severance Lane and the northern half will revert back to the property to the north and the southern half will be incorporated into a development.

MR. WERTZLER explained that the property owner in objection will be receiving 30 feet back from the right-of-way that is already dedicated on their side. That property owner will have a quarter of a mile frontage on two existing roads, including Jones Boulevard. Normally properties are required to have at least one point of access. As part of the zoning, they will have to do a drainage study.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 42 – VAC-0064-02

MINUTES – Continued:

MARGO WHEELER, Planning and Development, noted that there was one telephone protest received by staff yesterday.

COMMISSIONER EVANS asked how the protestant would be aggrieved by this Vacation. MR. CARROW said a logical layout would be to parcel the adjacent property east/west. That would not be possible with the loss of Severance Lane. There would be more ways to develop a 50-acre parcel than a 10-acre parcel. This could severely impact the value of the adjacent property that he represents. VICE CHAIRMAN TRUESDELL did not think a developer would want to put in half-street improvements, run utilities, have setbacks and landscaping that would be required on a corner lot when the development could be laid out the same if it is put on the two adjacent streets.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:28 - 11:47)

4-1360

CONDITIONS:

- 1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by rezoning action Z-55-02 may be used to satisfy this condition. (*Public Works*)
- 2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. (*Planning and Development*)
- 3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*)
- 4. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 42 – VAC-0064-02

CONDITIONS - Continued:

- 5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works*)
- 6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Planning and Development*)

Agenda Item No.: 43

	LANNING & DEVELO OBERT S. GENZER	PMENT CONSENT	X DIS	CUSSION
to vacate U.S. Gov		ES, LIMITED LIABILITY (tions generally located wes Way, Ward 6 (Mack).		
PROTESTS RECE	IVED BEFORE:	APPROVALS RECEIV	VED BEFO	RE:
Planning Commis City Council Meet		Planning Commissio City Council Meeting	_	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with GOYNES and TRUESDELL not voting and QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request will allow for the parcels containing the Patent Reservations to be developed. However, the proposed relinquishment of interest will adversely affect access to two parcels on the south. In addition, this request conflicts with Condition 4 of Zone Change Z-99-01. This request has been modified along Jeanette Street alignment to provide access to adjacent parcels and to exclude a portion along the Dorrell Lane alignment. Staff recommended approval subject to the conditions.

LEE FARRIS, 2270 North Corporate Circle, appeared on behalf of the application. He concurred with the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 43 – VAC-0065-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:47 - 11:49)

4-2160

CONDITIONS:

Planning and Development

- 1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest. (Public Works)
- 2. The Relinquishment of Interest along the Dorrell Lane alignment shall be excluded from this request. All interest along the Dorrell Lane alignment shall be retained by the City of Las Vegas. (Public Works)
- 3. The Relinquishment of Interest along the Jeanette Street alignment shall be modified to exclude that portion necessary to provide access to parcel numbers 125-20-201-015 & 016 as required by zoning action Z-0099-01. (Public Works)
- 4. All development shall be in conformance with code requirements and design standards of all City Departments. (Planning and Development)
- 5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (Public Works)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 43-VAC-0065-02

CONDITIONS – Continued:

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (Planning and Development)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 44

DEPARTMENT: PLA DIRECTOR: RO	ANNING & DEVELO BERT S. GENZER	OPMENT CONSENT	X DISCUSSION			
SUBJECT: WAC-0066-02 - McNAMEE FAMILY PARTNERSHIP - Petition to vacate a portion of Al Carrison Street (Silk Purse Road) and an unnamed right-of-way generally located south of Racel Street, Ward 6 (Mack).						
PROTESTS RECEIVE	VED BEFORE:	APPROVALS RECEIV	ED BEFORE:			
Planning Commission Mtg. Oity Council Meeting		Planning Commission City Council Meeting	n Mtg. 0			
DECOMMENDATIO						

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will vacate portions of Al Carrison Street and an unnamed right-of-way generally located south of Racel Street to allow for the development of the abutting parcels. This Vacation will not adversely affect or eliminate access to any abutting parcels. Staff recommended approval subject to the conditions.

TOM URIBE, CVL Consultants, 6280 South Valley View Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:49 - 11:50)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 44 – VAC-0066-02

CONDITIONS:

Planning and Development

- 1. Submit a Petition of Vacation for the west half of Al Carrison Street to the Clark County Planning Department. Such Petition of Vacation shall record concurrently with this Petition of Vacation.
- 2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
- 3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
- 4. All development shall be in conformance with code requirements and design standards of all City Departments.
- 5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
- 6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

Agenda Item No.: 45

DEPARTMENT DIRECTOR:	T: PLANNING & ROBERT S. GE		CONSENT	X DIS	SCUSSION	
			O PARTNERSHIP - Pend Gilbert Lane, Ward 6		ate a portion	
PROTESTS RE	ECEIVED BEFO	RE:	APPROVALS RECEI	VED BEFO	DRE:	
Planning Com City Council N		0	Planning Commission Mtg. 0 City Council Meeting			
DECOMMEND	ATION					

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will vacate a portion of Leon Avenue to allow for the development of the abutting parcels. This Vacation will eliminate access to an abutting parcel. There is a condition addressing that issue. Staff recommended approval subject to the conditions.

DENNIS WERTZLER, Carter & Burgess, 6655 South Bermuda Road, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:50 - 11:52)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 45 – VAC-0067-02

CONDITIONS:

- 1. A plan indicating how legal access to APN: 125-01-402-006 will be maintained shall be submitted to and approved by the Department of Public Works prior to recordation of an Order of Vacation. This Vacation Application shall be modified, and additional public street dedication or private access easements shall be provided as necessary to conform to the approved plan. (Public Works)
- 2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. (Public Works)
- 3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. (*Public Works*)
- 4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*)
- 5. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)
- 6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works*)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 45-VAC-0067-02

CONDITIONS – Continued: 7. If the Order of Vacation

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Planning and Development*)

Agenda Item No.: 46

DEPARTMENT: PLANNING &	DEVELOPM	IENT				
DIRECTOR: ROBERT S. GE	NZER		CONSENT	X DI	SCUSSION	
OUD ITOT						
SUBJECT:						
VAC-0068-02 - M.B. HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF KB						
HOME NEVADA, INC Petition to vacate U.S Government Patent Reservations generally						
located adjacent to the north side						
Vista Trail, Ward 4 (Brown).	or rinomando	r reduci, up	prominatory	00 1000 W	ost of vogus	
Vista Itali, Wald 4 (Blown).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commission Mtg.	0	Planning	Commissio	n Mtg.	0	
City Council Meeting		City Cou	ncil Meeting			
DECOMMEND A TION						

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms

To be heard by the City Council on 11/6/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this application will remove U.S. Government Patent Reservations from the abutting parcels to allow for future development. This will not adversely affect nor eliminate any potential access to any abutting parcels. Staff recommended approval subject to the conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 46 – VAC-0068-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:52 - 11:53)

4-2320

CONDITIONS:

- 1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of a relinquishment of interest. (Public Works)
- 2. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)
- 3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works*)
- 4. Development of these sites shall comply with all applicable conditions of approval for Z-9-02, the Lone Mountain Ridges subdivision, and all other subsequent site-related actions. (*Public Works*)
- 5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Planning and Development*)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 46 – VAC-0068-02

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (*Public Works*)

Agenda Item No.: 47

DEPARTMENT: PLANNING & DIRECTOR: ROBERT S. GE		CONSENT	X DIS	SCUSSION		
SUBJECT: VAC-0069-02 - P N II, INC Petition to vacate public utility easements generally located north of Grand Teton Drive, west of Rainbow Boulevard, Ward 6 (Mack).						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Commission Mtg.	0	Planning Commission Mtg.		0		
City Council Meeting		City Council Meeting	J			
RECOMMENDATION: Staff recommends APPROVAL.						

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions with Condition 4 amended as follows:

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition 2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained - UNANIMOUS with QUINN excused

To be heard by the City Council on 11/6/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 47 – VAC-0069-02

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated this Vacation will vacate portions of public utility easements to allow for the redevelopment of the Silver Stone Ranch Master Development. This Vacation will not adversely affect any of the parcels within the Master Development. Staff recommended approval subject to the conditions.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant and concurred with the conditions, as well as the amended condition.

DAVID GUERRA, Public Works, requested Condition 4 be amended to read: The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition 2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:53 - 11:56)

4-2415

CONDITIONS:

- 1. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)
- 2. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Public Works*)

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 47 – VAC-0069-02

CONDITIONS - Continued:

- 3. Provide a plan for approval by the City Engineer indicating how existing active public sewer lines shall be relocated to provide for continuous public sewer service. All existing active public sewer lines shall be relocated, and new public sewer easements provided for such relocation prior to recordation of an Order of Vacation. (*Public Works*)
- 4. An update to the previously approved Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. (*Public Works*)

Agenda Item No.: 48

DIRECTOR: ROBERT S. GENZER		SCUSSION
SUBJECT: ABEYANCE - RENOTIFICATION - DB-0 and possible action to amend the City of Las Downtown Entertainment Overlay District Sub-district of the geographic area of that ove the west; Ogden Avenue on the north; 8th Stre APN: (Multiple); Ward 5 (Weekly).	Vegas zoning code by creating Title to create special standards within crlay district, bounded by Las Vegas E	19A.06.120 a Special Soulevard on
PROTESTS RECEIVED BEFORE:	APPROVALS RECEIVED BEFO	DRE:
Planning Commission Mtg. 1 City Council Meeting	Planning Commission Mtg. City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report
- 4. Citizen Letters of Recommendations
- 5. Map Of Downtown Entertainment District

MOTION:

EVANS – APPROVED subject to conditions with page 3, (5) (a) (i) amended to include at the end of the sentence, *and subsequently adopted guidelines* - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 21 [Z-0070-02] and Item 22 [Z-0070-02(1)] and declared the Public Hearing open.

STEVE VAN GORP, City of Las Vegas, Office of Business Development, stated this Ordinance will establish an entertainment district on East Fremont Street, will create a special tavern license within that district at a reduced fee, will propose to eliminate the distance separation between taverns within the district, will propose to lift parking restrictions for new tavern operations within the district, and will create a Design Review Committee to oversee designs of new clubs and taverns.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 – DB-0003-02

MINUTES – Continued:

City staff has met with the owners and representatives of the owners in the district over the last several months. A couple of the owners have expressed an interest in gaming within the district, but the Ordinance does not propose any gaming. A concern has been raised regarding the equity of the association because there are large and small property owners within the district.

This item was presented to the City Centre Development Corporation and they expressed enthusiasm for creating the district. That board suggested offering the initial clubs a waived fee on the tavern license or waive fees for taverns coming in to bring a mass of taverns to the district immediately.

He felt an owners association will be formed and there will be operators making applications. Currently there is a list of 23 operators who are interested in opening clubs within the district. Staff prefers that all the owners participate in the association, but it is not necessary. Staff recommended approval subject to the conditions.

JOHN FRANK, Franklin Brothers Days in Downtown, 707 East Fremont Street, said that Days Inn is in support of this ordinance.

TOM McGOWAN, citizen of Las Vegas, appeared in approval and noted various businesses that include dining, entertainment, and music. This will generate a substantial profit to the private sector. He would be willing to work on this proposal with interested parties.

FRANK ELAM, 115 North 7th Street, appeared in approval. This will benefit the Fremont Street Experience, as well as the property owners.

ATTORNEY BOB OLSON, Beckley-Singleton, 530 Las Vegas Boulevard South, appeared to represent Exber, Incorporated in approval. There is a strong possibility that an owners association can be formed for the purpose of implementing the intentions behind the district.

MICHAEL GANTI, 709 and 711 East Fremont Street, 200 South 8th Street, appeared in approval. This should help the downtown area.

AL GALLEGO, citizen of Las Vegas, appeared as a concerned citizen. He wondered if businesses just outside the area could be included. There are a lot of lessees that have businesses in the district. He wondered if they will be pushed out of the area. The City taxes property owners for redevelopment. He wondered where this redevelopment money will be derived from.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 – DB-0003-02

MINUTES – Continued:

MR. VAN GORP said the initial intent of the six blocks is to create a synergy. If it is successful it could include other properties in the future. There are a number of lessees whereby their leases would allow them to get into the association. This ordinance could benefit some of the lessees by having long-term leases at a low rate.

KATHY GRAVES, 120 South 6th Street, owner of a residential hotel, appeared in protest. She was concerned her taxes would be raised to pay for these businesses. Another concern was who will pay if some of the leased businesses fail before a new business is obtained.

CHAIRMAN GALATI asked if all the businesses have to belong to the association. MR. VAN GORP responded that this ordinance does not propose raising taxes, nor any assessments. If the owners association is formed, they will have to decide how they will make improvements in the district over time. Perhaps there could be a multi-tiered approach: a club on a side street in the second tier, and owners on side or back streets having a minimal or no financial responsibility for the district. That has to still be worked out.

COMMISSIONER McSWAIN was curious about the parking requirements. MR. VAN GORP stated that any new club operator would not be required to provide on-site parking. The intent of the ordinance is that the owners work together collectively to find parking solutions. There are approximately 2,600 parking spaces available immediately adjacent to the district.

COMMISSIONER TRUESDELL felt this is a great opportunity. There are always parking concerns in the downtown core. This ordinance gives protection to the association, which is not funded by the City, not funded by unrelated property owners, but funded by a Business Improvement District, which was legislation done at the state level that lets this district form itself. This ordinance is to deal with entitlement issues. He referred to the end of the sentence in page 3 (5) (a) (i) in the ordinance and requested the additional language: and subsequently adopted guidelines.

COMMISSIONER NIGRO wondered how effective the association would be if not all the owners participated. MR. OLSON responded that Exber has joined with four other key operators in the area to devise the terms. If they can agree on the terms, they will solicit the other property owners. The ordinance is flexible.

COMMISSIONER QUINN was excited about this proposal. He would be interested in being on the Design Review Committee.

City of Las Vegas

Agenda Item No.: 48

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 - DB-0003-02

MINUTES – Continued:

COMMISSIONER McSWAIN wondered about mixed uses coming into the area. MR. VAN GORP said that would be encouraged, such as residential over new clubs, or commercial entertainment.

CHAIRMAN GALATI asked how this district is going to be created, whether it is City initiated, property owners' association initiated, or a combination. Someone has to take the initiative to get this district to be active. This could be very unique. MR. VAN GORP responded that staff has formed a Downtown Streetscape Beautification Committee. The two main target areas are East Fremont Street, and Stewart Avenue from Main Street to Sixth Street. In addition, the committee is finalizing two grant applications to apply to the Nevada Department of Transportation for T21 funds.

CHAIRMAN GALATI asked what input the Design Review Committee will have. MR. VAN GORP wants that Committee to have as much input as they desire. The more people involved the better it will be.

CHAIRMAN GALATI noted that the Planning Commission will only see Special Use Permits, if this is adopted. He felt there are some issues that are not resolved. MR. VAN GORP said the intent of the Design Review Committee is to fast-track applications. Two members of the Planning Commission would be asked to be on the Design Review Committee.

CHAIRMAN GALATI referred to page 4 in the ordinance and felt (6) (b) should indicate Paragraph 7 rather than Paragraph 6. In regard to (6) (c), he thought a complete set of plans may be broader than what would need to be reviewed at a Design Review Committee. He questioned whether that is what is intended. MR. VAN GORP responded that the language under (6) (c) is what has been used in other design committees. In addition, under (8) on page 4, the Committee could adopt regulations later as to what it deems an acceptable set of plans to be reviewed.

ROBERT GENZER, Director, Planning and Development, noted that reference to Title 19A should be Title 19.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.



PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 – DB-0003-02

CONDITIONS:

Create in its entirety Section 19A.06.120/ DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT, with the following new text:

19A.06.120 DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT

B. Establishment of Map

1. There is hereby created the Downtown Entertainment Overlay District (hereinafter referred to as the "District") with those respective boundaries depicted in the map that appears below.

D. Waiver of Distance Separation for Liquor Establishments

1. Distance separation requirements, which are otherwise non-waivable under provisions of Chapter 19A.04, for any liquor establishment including tavern, supper club, nightclub or restaurant service bar which is proposed to be located on a parcel within the Downtown Entertainment Overlay District are waivable as part of Special Use Permit approval for said use.

E. Waiver of Parking Requirements

2. On-site parking requirements under Chapter 19A.10, which are otherwise non-waivable, for any banquet facility, restaurant, café, tavern, bar, supper club, billiard parlor, nightclub/discotheque, general retail store or video arcade which is proposed to be located on a parcel within the Downtown Entertainment Overlay District are waivable as part of Special Use Permit for said use.

D. Downtown Entertainment Overlay District Review and Approval Procedures

2. Process. Any application for new building, remodeling, site plan review or special use permits in the Downtown Entertainment Overlay District shall be approved through the following process and procedures.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 – DB-0003-02

CONDITIONS – Continued:

- d. Design Review Committee. There is hereby created a Design Review Committee for the Downtown Entertainment Overlay District (DEOC-DRC). The DRC shall be composed of two members from the Planning Commission, two members from the Planning and Development Department, and one member from the Office of Business Development. Authority is hereby expressly granted to the DRC to review and approve applications for all designs, subject to the specific provisions of the Downtown Entertainment Overlay District.
- e. Application Process. Applications shall be submitted to the Department of Planning and Development. The Department of Planning and Development shall forward the application to the DRC for their review and action. The DRC shall review the application and shall approve, approve with conditions, or deny the application.
- f. Design Review Provisions. The following design review procedures shall apply:
 - 1) The DRC may approve an application for single or multiple uses. The DRC shall base its assessment of compatibility on the following criteria:
 - a) The compliance of the application with the standards identified in this section of Title 19A.060.100.
 - b) The relationship of the scale and placement of the building to the block upon which it is to be built or remodeled.
 - c) The relationship of colors to the colors of adjacent buildings and nearby street graphics.
 - d) The similarity or dissimilarity of the building's size and shape to the size and shape of others in the area, including the Fremont Street Experience.
 - e) The compatibility of the type of illumination with the type of illumination in the area.
 - f) The compatibility of the materials used in the construction of the building with the material used in the construction of other buildings in the area.
 - g) The use of high quality, durable materials and exciting, imaginative designs.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 48 – DB-0003-02

CONDITIONS – Continued:

- 2) Applications shall be processed as follows:
 - a) The application shall be (15) days following each DRC meeting. In the event a forwarded to the DRC by the Planning and Development Department at least two (2) weeks prior to the regularly scheduled DRC meeting.
 - b) Approval or denial of the application by the DRC shall be made in writing with reasons for approval, denial, or approval with conditions, within fifteen written notification is not made within said fifteen (15) days, the application shall be deemed to have been denied. Decisions of the DRC may be appealed to City Council in accordance with the provisions of subsection iii below.
 - c) A complete set of plans shall be submitted, which shall contain visual representations of the building, illumination, color, materials and signs.
 - d) Submitted photographic or drawn elevations of the building frontage.
 - e) The application shall also address such special requirements as may be mandated by the DRC.
- Appeals. The applicant may appeal the decision of the DRC to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Planning and Development Department. The appeal must be filed within ten (10) days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.
- 4) The DRC shall have the authority to adopt rules and regulations concerning its administrative procedures.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

Agenda Item No.: 49

PLAINING COMMIS	SOION WILE	TING OF. SEPTEMBE	K 20, 2002	<u> </u>
DEPARTMENT: PLANNING &				
DIRECTOR: ROBERT S. GE	NZER	CONSENT	X DIS	SCUSSION
SUBJECT: ABEYANCE - TA-0018-02 - C 19A in regard to mixed uses.	TITY OF LAS	VEGAS - Request to a	amend a por	tion of Title
PROTESTS RECEIVED BEFOR	RE:	APPROVALS RECE	VED BEFO	DRE:
Planning Commission Mtg.	0	Planning Commission	on Mtg.	1
City Council Meeting		City Council Meeting	9	
RECOMMENDATION: Staff recommends APPROVAL.				

BACKUP DOCUMENTATION:

- 1. Location Map Not Applicable
- 2. Conditions For This Application Not Applicable
- 3. Staff Report

MOTION:

TRUESDELL - ABEYANCE to the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have this item held to the 10/24/2002 Planning Commission meeting.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:09-6:10)

1-300

Agenda Item No.: 50

DEPARTMENT: DIRECTOR:	PLANNING & ROBERT S. GE			CONSENT	X DI	SCUSSION
SUBJECT: TA-0023-02 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19.04.010 TO ALLOW ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE AS A CONDITIONAL USE WITHIN THE C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), AND M (INDUSTRIAL) ZONING DISTRICTS and to Amend Title 19.04.040 to establish the criteria of approval of a Conditional Use Permit.						
PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:						
Planning Comn City Council Me	_	0	_	g Commission Incil Meeting	_	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 1. Location Map Not Applicable
- 2. Condition For This Application
- 3. Staff Report

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS with QUINN excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that currently these uses require a Special Use Permit in C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts. This Text Amendment makes it a conditional use in these zoning districts. Most of the issues are licensing issues. This Text Amendment keeps it a special use in N-S (Neighborhood Service) and P-R (Professional Office and Parking) because those are frequently closer to residential areas, and lets the Business Licensing Department deal with these types of uses. These uses are very similar to general personal services, which are permitted by right. They still should continue to be a special use in N-S (Neighborhood Service) and P-R (Professional Office and Parking). Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002 Planning and Development Department Item 50 – TA-0023-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:56 - 11:59)

4-2555

CONDITION:

1. The use shall conform to Chapter 6.12 (Astrology, Hypnotism and the Psychic Arts) of the City of Las Vegas Municipal Code.

City of Las Vegas

PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME

TOM McGOWAN, citizen of Las Vegas, said he arrived in Las Vegas in 1954. He has watched the growth and felt it's not the quantity but quality of development that insures a successful community. What made Las Vegas years ago was live music and a variety of entertainment that made it a world-class destination. The Downtown Entertainment District will be the crown jewel of Las Vegas and southern Nevada. He was interested in who will be on the Downtown Design Review Committee.

MEETING ADJOURNED AT 12:04 A.M.	
Respectfully submitted:	
ANGELA CROLLI, DEPUTY CITY CLERK	
LINDA OWENS, DEPUTY CITY CLERK	